



Bryn Llidiard, Litchard, Bridgend County.
CF31 1QN

£289,950

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Introducing this BEAUTIFULLY PRESENTED three bedroom EXTENDED semi detached house situated within Litchard and conveniently positioned for the M4 corridor, McArthur Glen designer outlet & the Princess of Wales hospital. The property offers spacious accommodation making it an ideal family home.

£289,950 - Freehold

- Traditional three bedroom extended semi detached house
- Two reception rooms
- Large open plan kitchen/diner
- Newly landscaped rear garden
- Four piece bathroom suite
- Downstairs WC/ EPC - C , Council tax band - E



DESCRIPTION

We are pleased to present for sale this traditional three bedroom extended semi detached house. The property is conveniently situated within the well regarded residential area of Litchard and is within close proximity to the M4 corridor which is ideal for commuting as well as McArthur Glen designer outlet and Sainsburys supermarket.

Litchard Primary school is within walking distance and Bridgend town centre is a short drive away with all its amenities and facilities. The property has been beautifully renovated by the current owners to a wonderful standard and internal viewing is highly recommended.

ENTRANCE

Via composite door with co-ordinating frosted side panels through to entrance hall, skimmed and coved ceiling, ceiling light, smoke detector, emulsioned walls, radiator, staircase leading to first floor, under stairs storage cupboard and laminate flooring in a oak wood effect. Door way through to downstairs WC. Door way through to reception room one. Further door through to reception room two.

DOWNSTAIRS W.C. (3' 6" x 2' 6") or (1.06m x 0.77m)

Skimmed ceiling with sunken spot lights, emulsioned walls, extractor fan, PVCu frosted double glazed window overlooking the side aspect and vinyl flooring. Two piece suite in white comprising wall hung corner wash hand basin with tiling to splash back and low level WC.

RECEPTION 1 (14' 4" max x 11' 8" max) or (4.36m max x 3.55m max)

Measurements into the alcove. Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator and PVCu double glazed bay window overlooking the front aspect with fitted Venetian blinds to remain. Chimney breast with alcoves either side with space for an electric fire, wooden beam mantel and slate hearth and laminate flooring.

RECEPTION 2 (18' 4" x 8' 2") or (5.58m x 2.49m)

Artexed and coved ceiling, two ceiling lights, emulsioned walls, radiator, PVCu double glazed window overlooking the side aspect and wood effect laminate flooring. Door way and square opening through to large open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER (18' 1" x 6' 7") or (5.52m x 2.01m)

Artexed and coved ceiling, three sets of ceiling lights, smoke detector, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property which has fitted Venetian blinds to remain, PVCu double glazed French doors with co-ordinating side panel leading onto a newly landscaped rear garden and LVT flooring in a wood effect. A range of wall and base units in cream with co-ordinating work surfaces, one and a half inset sink with drainer and mixer tap. Integrated appliances include dishwasher, electric hob with overhead extractor hood, double oven, fridge/freezer. Space and plumbing for automatic washing machine. Island with storage beneath.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Skimmed and coved ceiling, access to loft, emulsioned walls, PVCu frosted double glazed window overlooking side aspect and fitted carpet. Door ways lead off.



BEDROOM 1 (11' 0" x 10' 10") or (3.35m x 3.31m)

Artexed and coved ceiling, ceiling light, emulsioned walls with one wall feature papered wall, radiator, PVCu double glazed bay window with fitted Venetian blinds to remain overlooking the front of the property and fitted carpet.

BEDROOM 2 (11' 7" x 9' 1") or (3.54m x 2.76m)

Artexed and coved ceiling, ceiling light, emulsioned walls with one feature papered wall and radiator. PVCu double glazed window to the rear of the property overlooking the surrounding views with fitted Venetian blinds to remain and fitted carpet.

BEDROOM 3 (8' 10" x 8' 4") or (2.70m x 2.55m)

Artexed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking rear with surrounding views, fitted storage cupboard housing an Ideal gas fired combination boiler and fitted carpet.

BATHROOM (7' 3" x 6' 11") or (2.21m x 2.12m)

Skimmed ceiling with sunken spot lights, part emulsioned walls with feature tiling to splash back areas, wall mounted chrome heated towel rail, PVCu frosted double glazed window overlooking the front aspect and second window to the side and wood effect vinyl flooring. Four piece suite in white comprising low level WC, wash hand basin with vanity, walk in corner shower cubicle with overhead rainfall shower and freestanding roll top bath.

OUTSIDE

Fully enclosed newly landscaped rear garden bounded by wood panel fencing with raised terrace bounded by wrought iron fencing ideal for a bistro set taking advantage of the views. Steps lead down to a patio space perfect for garden furniture and entertaining. The lower tier is laid to artificial turf with raised beds for planting and stone chipping borders. Newly fitted Pergola ideal for placement of a hot tub.

Low maintenance front garden with an area laid to stone chippings, mature shrubs and plants, block Paviour path leads to the front door. Driveway for off road parking.

Externally the house has recently been rendered.

GARAGE

Larger than average garage with up over door to the front and courtesy door to the rear. Power and lighting installed. PVCu double glazed window.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.


DIRECTIONS

On leaving Bridgend continue along Coity Road passing the Princess of Wales hospital, straight through the traffic lights and taking the second left turning into Bryn Llidiard where the property can be found on the left hand side.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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