



Greenwood Close, Litchard, Bridgend  
County. CF31 1PJ

£265,000

**PJC** PAYTON  
JEWELL  
CAINES



# Greenwood Close, Litchard, Bridgend County. CF31 1PJ

Extended three bedroom semi detached house comprising entrance hall, lounge, kitchen, SECOND RECEPTION ROOM with dining area, UTILITY, downstairs WC, family bathroom, three bedrooms, WORKSHOP, GARAGE, off road parking and LOW MAINTENANCE enclosed rear garden. Early viewing highly recommended.

£265,000

- Extended three bedroom semi detached house
- Two reception rooms
- Utility/ Downstairs WC
- Workshop plus Garage
- Low maintenance rear garden
- EPC - D , Council tax band - D





## DESCRIPTION

We are pleased to introduce for sale this extended three bedroom semi detached home situated in Litchard which is within close proximity to McArthur Glen Designer Outlet, Bridgend town centre and an ideal link for convenience to M4 corridor. Litchard School is within easy walking distance. The property benefits from two reception rooms, utility room, workshop, garage and off road parking.

## ENTRANCE PORCH

Via part glazed PVCu front door into the porch finished with artex and coved ceiling, papered walls with dado rail, skirting and fitted carpet. PVCu double glazed window overlooking the front of the property and storage cupboard. Frosted glazed wooden door through into hall.

## ENTRANCE HALL

Papered and coved ceiling, centre light, smoke detector, papered walls with feature dado rail, skirting and laminate flooring. Door ways leading to lounge and kitchen. Stairs leading to the first floor.

## LOUNGE (16' 1" max x 11' 11" max) or (4.89m max x 3.64m max)

Emulsioned and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, chimney breast with feature marble surround and gas fire, skirting and fitted wooden flooring.

## KITCHEN (9' 7" x 9' 5") or (2.93m x 2.87m)

Artex and coved ceiling with centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. A range of wall and base units in a light ash with under cupboard lighting and complementary roll top work surface. One and a half bowl inset sink with chrome mixer tap. Integrated appliances include microwave, double oven, induction hob and overhead extractor fan. Door way to dining room and utility space.

## DINING AREA (9' 7" x 8' 11") or (2.93m x 2.73m)

Artex and coved ceiling, centre light, papered walls, radiator, skirting and fitted carpet. Arch opening into second sitting room.

## SECOND SITTING ROOM (11' 11" x 8' 7") or (3.64m x 2.61m)

Artex and coved ceiling, centre light, papered walls, PVCu double glazed window overlooking the side, radiator, PVCu double glazed sliding patio doors leading to the rear of the property, skirting and fitted carpet.

## REAR PORCH

Fitted storage cupboards. Door way to utility space. PVCu double glazed window to the side.

## UTILITY (9' 4" x 9' 2") or (2.84m x 2.79m)

Door ways to garage, downstairs WC and workshop. Emulsioned and coved ceiling with a double glazed timber framed skylight, sunken spot lights, emulsioned walls, radiator, skirting and a continuation of the tiled flooring. Space for tumble dryer and washing machine. One base kitchen unit with complementary roll top work surface, inset stainless steel sink with chrome tap and wall units above. Space for a large fridge/freezer.



### **DOWNSTAIRS W.C. (5' 10" x 3' 2") or (1.79m x 0.96m)**

Emulsioned and coved ceiling, centre light, extractor fan, part emulsioned/part tiled walls, PVCu frosted double glazed window overlooking the side of the property, radiator and tiled flooring. Two piece suite in white comprising low level WC and pedestal wash hand basin with chrome taps.

### **FIRST FLOOR LANDING**

Via stairs with fitted carpet and wooden spindle balustrade. Papered and coved ceiling, ceiling light, access into loft, smoke detector, papered walls with dado rail, skirting and fitted carpet. Door ways leading off to family bathroom and three bedrooms.

### **FAMILY BATHROOM (6' 3" x 5' 5") or (1.91m x 1.65m)**

Plastic aqua panels with sunken spot lights, extractor fan, coving, tiled walls in a light grey with feature mosaic tile strip, tall chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property and fitted lino flooring. Three piece suite in white comprising low level WC, pedestal sink with chrome mixer tap and bath with shower screen and overhead chrome mixer shower head.

### **BEDROOM 1 (11' 9" x 8' 10") or (3.59m x 2.70m)**

Papered and coved ceiling, centre light, emulsioned walls, fitted wardrobes and fitted chest of drawers, radiator, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

### **BEDROOM 2 (12' 0" max x 9' 7" max) or (3.65m max x 2.92m max)**

Papered and coved ceiling, centre light, emulsioned walls, fitted wardrobe and draw space, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

### **BEDROOM 3 (8' 9" max x 7' 5" max) or (2.66m max x 2.25m max)**

Artex and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, fitted wardrobes, skirting and fitted carpet.

### **GARAGE**

Power and light installed. Water tap. Electric garage door. Combination boiler. Courtesy door to utility room.

### **WORKSHOP AREA (15' 5" x 10' 3") or (4.70m x 3.13m)**

A range of base units with a work top space, PVCu double glazed window overlooking the rear. Power and light installed. Courtesy door to the rear garden and utility.

### **OUTSIDE**

Enclosed low maintenance rear garden with areas laid to paving ideal for garden furniture, raised beds with shrubs and planting.

To the front of the property there is a paved area with decorative stone and raised flower beds. Off road parking for one car leading to the garage.


## **DIRECTIONS**

Upon leaving Bridgend Town centre, continue along Coity road driving past Princess of Wales hospital - take a left at the traffic lights onto Litchard Terrace. Continue straight taking the first right turning, then immediately left into Greenwood close.

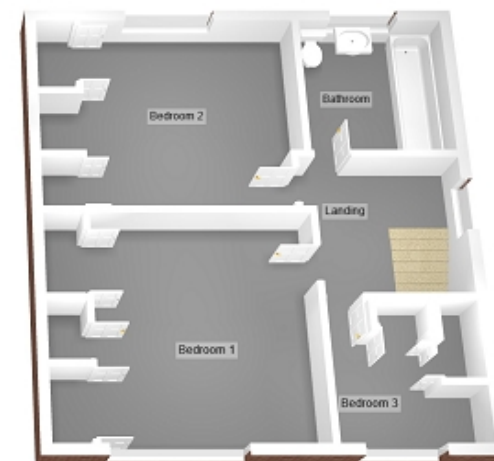
## **NOTE**

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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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