



Garfield Avenue, Litchard, Bridgend . CF31
1QA

Offers In Excess Of
£210,000



Garfield Avenue, Litchard, Bridgend . CF31 1QA

IDEAL FIRST TIME BUY - A three bedroom semi-detached family home comprising entrance hall, two reception rooms, kitchen, utility, three bedrooms, family bathroom, enclosed rear garden and garage with off road parking. Viewing recommended. SOLD WITH NO ONWARD CHAIN.

Offers In Excess Of £210,000 - Freehold

- Three bedroom semi detached family home
- Two reception rooms
- First floor family bathroom
- Enclosed rear garden, EPC-D, Council tax band - C
- Garage and off road parking
- Ideal first time buy



DESCRIPTION

Introducing this well presented home benefiting from two reception rooms, detached garage and utility room. The property is ideally situated within easy walking distance of the Princess of Wales hospital and McArthur Glen retail village as well as being within minutes of the M4 motorway at Junction 36. Litchard Primary school is closeby. Viewing recommended. SOLD WITH NO ONWARD CHAIN.

DESCRIPTION

Introducing this three bedroom semi-detached family home sold with no ongoing chain, situated in a popular location of Litchard conveniently located close to the popular McArthur Glenn designer outlet and Bridgend Town Centre and is within a short walking distance to both. The property is in close proximity to Litchard Primary School and has a convenience store close by. The property is an ideal first time buy. Viewing recommended.

ENTRANCE

Via part glazed PVCu door with opaque glass panels into the entrance hall.

ENTRANCE HALL

Papered and coved ceiling with one centre light, smoke detector, papered walls, radiator and fitted carpet. Staircase leading to the first floor.

DINING ROOM (12' 1" x 10' 4") or (3.68m x 3.14m)

Emulsioned and coved ceiling with one centre light and ceiling rose. Emulsioned walls, PVCu double glazed window through to the utility room, radiator and fitted carpet. Internal part glazed door into the kitchen and square archway into the lounge.

LOUNGE (15' 3" x 11' 10") or (4.65m x 3.61m)

Emulsioned and coved ceiling with one centre light and ceiling rose, emulsioned walls, radiator and two PVCu double glazed windows to front aspect. One box bay window with PVCu double glazed panel to the side. Electric fire and fitted carpet.

KITCHEN (8' 8" x 7' 0") or (2.63m x 2.13m)

Wood tongue and groove ceiling with coving, centre spot light bar, papered walls with tiling to splash back areas. A range of wall and base units with complementary work surface housing single drainer composite sink with mixer tap. PVCu double glazed window to rear aspect. Space for cooker and ceramic tiled flooring. Archway into the utility room.

UTILITY ROOM (7' 9" x 6' 0") or (2.35m x 1.84m)

Polycarbonate anti glare roof, part glazed PVCu door with part glazed side panel to the rear garden. Emulsioned walls, radiator and ceramic tiled flooring. A range of wall units with complementary work top and under counter space for washing machine, tumble dryer and freezer.

LANDING

Carpeted staircase with handrail. Papered and coved ceiling with one centre light, smoke detector and access into the attic space. Papered walls and PVCu double glazed window to rear aspect and fitted carpet.



BEDROOM 1 (12' 6" x 9' 3") or (3.82m x 2.82m)

Emulsioned and coved ceiling with one centre light, emulsioned walls, PVCu double glazed bay window to front aspect, radiator and fitted carpet.

BEDROOM 2 (10' 4" x 6' 10") or (3.14m x 2.08m)

Artexed and coved ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, radiator and fitted carpet.

BEDROOM 3 (9' 11" x 5' 8") or (3.02m x 1.73m)

Emulsioned and coved ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

FAMILY BATHROOM (7' 6" x 5' 0") or (2.28m x 1.52m)

Emulsioned and coved ceiling with one centre light and ceiling rose. Part PVCu tongue and groove panelling / part tiled walls. Storage cupboard housing gas combination boiler which is only 5 months old. PVCu double glazed window with opaque glass to side aspect. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and panelled bath with mixer tap and electric shower over with bi fold glass shower screen. Radiator and wood effect vinyl flooring.

OUTSIDE

The rear garden is bound by breeze block walling and wood panel fencing, laid mainly to lawn with raised beds ideal for planting. Access into the single garage.

The front of the property is bound by breeze block walling, laid mainly to lawn with mature shrubs and driveway parking. Path leading to the side door.

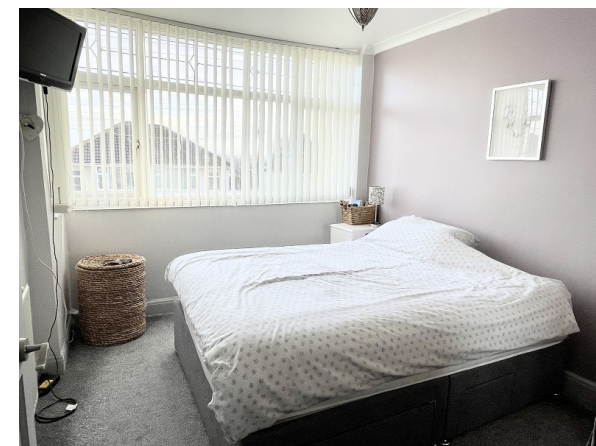
DIRECTIONS

From Bridgend Town Centre take first exit onto West Plas Road. Pass Princess of Wales Hospital and turn right at Litchard Cross. Turning left onto Garfield Avenue, the destination will be on your left.


NOTE

Permission has been gained from BCBC to drop the kerb to the front and create additional car parking.

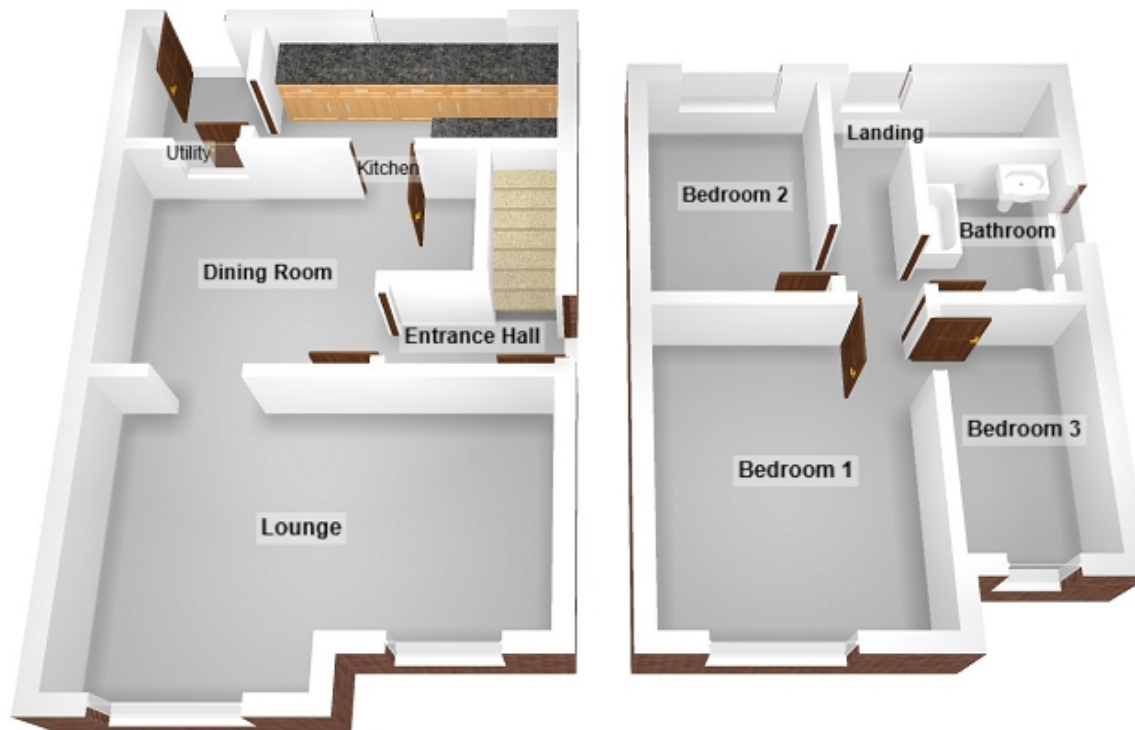
We have been informed that the property is freehold however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk