



Heol Gadlys, Litchard, Bridgend County.
CF31 1PD

£159,950

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Three bedroom semi detached house comprising entrance hall, lounge with arch through to dining room, kitchen, UTILITY, downstairs WC, lean to conservatory, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Ideal first time buy. Viewing highly recommended.

£159,950

- Three bedroom semi detached house
- Lounge with arch through to dining
- Utility room/downstairs WC
- Lean to conservatory
- Good sized rear garden/ EPC - , Council tax band B
- Off road parking/ Close to Princess Of Wales Hospital



DESCRIPTION

Introducing this three bedroom semi detached house situated in a popular well regarded residential area within Litchard which is in easy access to Princess Of Wales hospital, McArthur Glen designer outlet, Sainsburys and the M4 corridor. Bridgend town centre is only a few minutes drive away with all amenities and facilities, main line train and bus stations.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with textured ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Stairs leading to the first floor. Doors leading to kitchen, lounge/diner and under stair storage.

LOUNGE (13' 0" x 12' 4") or (3.96m x 3.76m)

textured ceiling, centre light, part papered/part textured walls with dado rail, feature chimney breast with alcoves either side with shelving, gas fire place set on tiled hearth, skirting and fitted carpet. Arch opening into the dining room.

DINING ROOM (10' 11" max x 10' 0" max) or (3.33m max x 3.04m max)

Textured ceiling, centre light, part emulsioned/part textured walls with dado rail, radiator, chimney breast with alcoves either side, skirting and a continuation of the fitted carpet. Sliding aluminium doors leading out to the rear garden.

KITCHEN (10' 1" x 7' 9") or (3.07m x 2.36m)

Textured and wood clad ceiling, centre light, textured walls with tiling to splash back areas, radiator, single glazed window overlooking the side of the property, timber glazed door leading to lean to conservatory, skirting and tile effect lino flooring. A range of wall and base units with roll top work surface. Inset stainless steel sink with chrome mixer tap. Space for freestanding cooker. Built in pantry style double cupboard.

LEAN-TO/CONSERVATORY (8' 1" x 6' 8") or (2.47m x 2.04m)

Perspex roof, door to utility room and downstairs WC and PVCu double glazed door leading out to rear garden with part glazed PVCu panels.

DOWNSTAIRS W.C. (5' 0" x 2' 10") or (1.52m x 0.87m)

Papered ceiling and walls with wall hung light, single glazed frosted window overlooking the rear of the property, low level WC, skirting and tiled flooring.

UTILITY (12' 10" x 8' 0") or (3.92m x 2.44m)

Wood clad ceiling, centre pendant light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, timber frosted glazed door leading out to the front of the property, single glazed timber window overlooking the front of the property and tiled flooring. Wall and base units, stainless steel and chrome taps, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Textured ceiling, centre pendant light, access to loft, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.



BATHROOM (6' 5" x 6' 5") or (1.96m x 1.95m)

Textured ceiling, centre light, tiled walls, frosted PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps and overhead electric shower.

BEDROOM 1 (13' 0" max x 12' 9" max) or (3.95m max x 3.88m max)

Textured ceiling, centre light, emulsioned walls, built in storage, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

BEDROOM 2 (12' 5" max x 9' 11" max) or (3.79m max x 3.02m max)

Textured ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, built in cupboard housing the gas combination boiler, further built in wardrobe space with shelving, skirting and fitted carpet.

BEDROOM 3 (8' 11" x 7' 10") or (2.73m x 2.39m)

Textured ceiling, centre light, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.


OUTSIDE

Enclosed and relatively private rear garden, area laid to patio, area of concrete with pathway leading to the rear garden, area of laid lawn with planting borders. Space for large greenhouse and storage shed.

Off road parking for two vehicles to the front of the property with built in car port. Area laid to lawn.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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