



Tanyrallt Avenue, Litchard, Bridgend. CF31
1PQ

£219,995

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Three bedroom semi detached house situated on a generous corner plot with front, side and rear gardens. The property benefits from a downstairs WC, family/ dining room, modern fitted kitchen and off road parking. Early viewing highly recommended to fully appreciate this beautiful home.

£219,995 - Freehold

- Three bedroom semi detached house
- Downstairs WC / New boiler installed August 2023
- Lounge/Modern fitted kitchen/ EPC - C, Council tax band - C
- Family/dining room
- Gardens to front, side and rear
- Off road parking/ New consumer box installed June 2024



DESCRIPTION

Beautifully presented three bedroom semi-detached 'Cottage style' home situated in Litchard. The property sits on a generous corner plot with private gardens to front, side and rear with a driveway. The property is presented to a very high standard and briefly comprises; Lounge, family/dining room and modern fitted kitchen with downstairs WC. Upstairs there are three bedrooms and a family bathroom. Internal viewing of this property is highly recommended to fully appreciate the space offered.

Tanyrallt is located within walking distance of the Princess of Wales hospital, McArthur Glen shopping outlet, Litchard Primary school and within a 2 minute walking distance of the local train station. The property is situated close to a bus stop for buses to Bridgend. Litchard is a popular area and is a short drive from Junction 36 of the M4 Motorway for anyone needing to commute.

ENTRANCE

Via PVCu frosted glass panelled door into entrance hallway. Skimmed walls and ceilings with spot lights, fitted carpet and stairs to first floor. Under stairs storage cupboard housing newly fitted gas-combination boiler.

LOUNGE (10' 10" x 10' 6") or (3.30m x 3.20m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator, chimney breast with alcove for fireplace and double glazed window overlooking front garden.

DINING ROOM/FAMILY ROOM (17' 1" max x 10' 6" max) or (5.20m max x 3.20m max)

Skimmed ceiling with spot lights, emulsioned walls, laminate flooring, built in alcove storage and double glazed PVCu window overlooking side garden. Open plan to kitchen.

KITCHEN (12' 6" x 10' 10") or (3.80m x 3.30m)

Skimmed ceiling with spot lights, emulsioned walls, a range of wall and base units with co-ordinating roll top hard wood work surfaces with inset Belfast sink with swan neck mixer tap and shower attachment. Integrated appliances include a Delonghi Range cooker with overhead extractor fan, fridge/freezer and dishwasher. Washing machine to remain. Double glazed PVCu window overlooking the rear garden, PVCu french doors leading to the rear garden and laminate flooring.

DOWNSTAIRS W.C.

Skimmed walls and ceiling with spot lights, ceramic tiled splash back and flooring with under floor heating. Two piece suite in white comprising low level WC and square feature wall mounted wash hand basin. Frosted double glazed PVCu window overlooking the rear of the property.

FIRST FLOOR LANDING

Accessed via staircase with wooden balustrade and fitted carpet. The landing is finished with skimmed walls and ceiling with spot lights and smoke detector, fitted carpet, double glazed PVCu window overlooking the side of property and doors leading off.

BEDROOM 1 (11' 10" x 10' 6") or (3.60m x 3.20m)

Skimmed ceiling with spot lights, emulsioned walls, exposed wooden floor boards, feature wrought iron original fireplace and PVCu double glazed window overlooking front of property.



BEDROOM 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

Skimmed ceiling with spot lights, access into attic, emulsioned walls, radiator, exposed wooden floor boards, wrought iron fireplace and PVCu double glazed window overlooking rear garden.

BEDROOM 3 (7' 10" x 6' 7") or (2.40m x 2.0m)

Skimmed ceiling with spot lights, emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking front of property.

BATHROOM

Updated bathroom finished with skimmed ceiling, spot lights, emulsioned walls with tiling to the splash back areas, PVCu frosted double glazed window overlooking rear garden, chrome heated towel rail and vinyl flooring in a washed grey wood effect. Three piece suite comprising low level WC, deep panelled bath with overhead rainfall shower and glass shower screen, and pedestal wash hand basin with vanity unit.

OUTSIDE

The front of the property is accessed via wooden gate leading to the front door. There are front gardens with mature trees and bushes. Access to the side of the property where there is a gated driveway leading to a further side garden laid mainly to lawn and stone chippings.

The rear garden is enclosed and laid mainly to lawn with a patio area, mature trees, shrubs, wooden fence and outside shed.

NOTE

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


DIRECTIONS

Travelling out of Bridgend on Coity Road continue past the hospital. At the traffic lights turn left followed by the third turning on the left onto Tanyrallt Avenue where the property can be found on the left hand side.

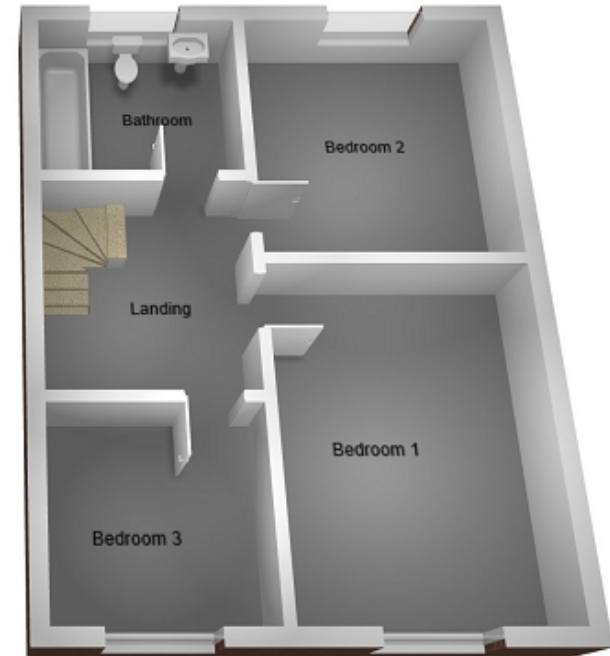
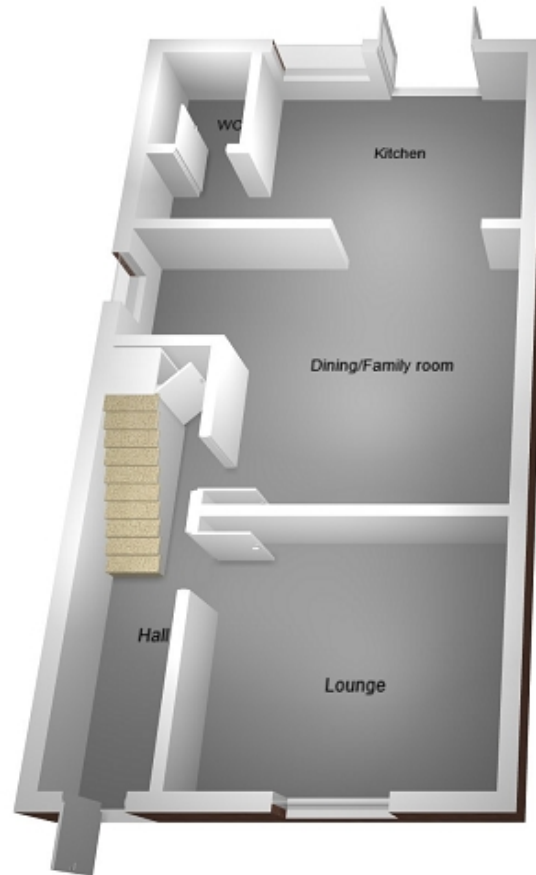


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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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