

Payton  
Jewell  
Caines



Idris Place, Litchard, Bridgend County. CF31  
1PR

£209,995

**PJC** PAYTON  
JEWELL  
CAINES

# Idris Place, Litchard, Bridgend County. CF31 1PR

Two bedroom semi detached BUNGALOW comprising entrance hall, SHOWER ROOM, two bedrooms, lounge, kitchen, ENCLOSED REAR GARDEN, single GARAGE, OFF ROAD PARKING. Some modernisation needed. Viewing highly recommended. NO ONGOING CHAIN.

£209,995

- Two bedroom semi detached bungalow
- Newly installed heating system
- Garage/ Off road parking
- Quiet cul de sac location
- No ongoing chain/ EPC - D / Council tax band - C
- Enclosed rear garden
- Some modernisation needed



## DESCRIPTION

Introducing this good sized two bedroom semi detached bungalow located in a popular cul de sac location in Litchard. The property benefits from two good sized bedrooms, kitchen, lounge/diner and enclosed rear garden. Litchard is approximately 1 mile North of Bridgend and provides excellent access to Junction 36 of the M4 corridor, McArthur Glen designer outlet as well as easy walking distance to the Princess Of Wales hospital. The property is within the catchment area for Arch Bishop McGrath and Brynteg secondary schools. The property is sold with no ongoing chain.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall and finished with papered and textured ceiling, access to loft, papered walls, radiator, skirting and original floor boards. Doors leading to kitchen, shower room, lounge, two bedrooms, airing cupboard housing gas combination boiler (boiler installed 1 year ago) and further storage cupboard.

## KITCHEN (10' 6" x 9' 7") or (3.19m x 2.93m)

Emulsioned ceiling with centre spot lights, papered walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the rear of the property, frosted PVCu double glazed door leading out to the rear garden, skirting and tiled flooring. A range of wall and base units with complementary roll top work surface. Space for freestanding fridge/freezer. Space for gas cooker. Inset stainless steel sink with chrome mixer tap. Door to pantry style cupboard housing electric meter and shelving.

## SHOWER ROOM (6' 4" x 5' 11") or (1.94m x 1.81m)

Textured papered ceiling, centre light, part papered/part tiled walls, frosted PVCu double glazed window overlooking the side of the property, radiator and wood effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and shower tray with overhead electric shower.

## LOUNGE (17' 3" x 10' 11") or (5.27m x 3.33m)

Emulsioned and coved ceiling with centre light, papered walls, large PVCu double glazed door leading out to rear garden, feature chimney breast with electric fire and alcoves either side, radiator, skirting and a continuation of wooden flooring from the entrance hall.

## BEDROOM 1 (14' 4" max x 11' 0" max) or (4.37m max x 3.35m max)

Textured papered ceiling, centre pendant light, papered walls, large built in wardrobe with sliding mirrored doors, large PVCu double glazed bay window overlooking the front of the property, radiator, skirting and fitted carpet.

## BEDROOM 2 (10' 6" x 8' 11") or (3.19m x 2.71m)

Emulsioned ceiling, centre pendant light, emulsioned walls, two PVCu double glazed windows with one looking to the front of the property and one to the side of the property, radiator, skirting and exposed wooden floor boards.



## OUTSIDE

Enclosed rear garden area of block paving, concrete path leading to the rear of the garden with two areas of laid lawn, raised beds to the side and the rear with shrubs. Space for a small greenhouse. Wooden door leading to block storage shed. Gated access to the garage.


Double gates at the front of the property leading to off road parking for two to three vehicles. Area of laid lawn with decorative stone and mature shrubs. Outside tap.

## GARAGE

Traditional up and over door which has been newly installed. Power installed.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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