



Tanyrallt Avenue, Litchard, Bridgend
County. CF31 1PQ

£220,000

Tanyrallt Avenue, Litchard, Bridgend County. CF31 1PQ

Three bedroom semi detached house situated on a good sized plot comprising entrance hall, downstairs WET ROOM, lounge/diner, kitchen/diner, three bedrooms, upstairs family bathroom, GARAGE, OFF ROAD PARKING and enclosed and private rear garden. Early viewing highly recommended.

£220,000 - Freehold

- Extended three bedroom semi detached house
- Downstairs wet room plus upstairs bathroom
- Kitchen/diner
- Lounge/diner
- Gas combination boiler
- Garage/ off road parking/ EPC - D, Council tax band - C



DESCRIPTION

Introducing this extended three bedroom semi detached house situated in Litchard. The property sits on a good sized plot with private garden to the rear, front garden, off road parking and garage. The property comprises of entrance hall, lounge/diner, kitchen/diner, downstairs wet room, three bedrooms and upstairs family bathroom. Internal viewing highly recommended to fully appreciate the space offered.

Tanyralt Avenue is located within walking distance of The Princess Of Wales hospital, McArthur Glen shopping outlet, Litchard Primary School and within a two minute walk of the local train station. The property is situated close to a bus stop for buses to Bridgend. Litchard is a popular area and short drive from junction 36 of the M4 corridor.

ENTRANCE

Via part frosted glazed wooden door into the entrance hall finished with textured ceiling, centre light, smoke alarm, papered walls, radiator, skirting and fitted carpet. Stairs leading to the first floor. Sliding door leading into lounge/diner. Storage cupboard with hanging rails and a further door leading to under stair storage cupboard with shelving and window overlooking the side of the property.

LOUNGE (11' 2" x 9' 6") or (3.41m x 2.90m)

Textured and coved ceiling, centre light, papered walls, radiator, large PVCu double glazed window overlooking the front of the property, feature chimney breast with alcoves either side, skirting and a continuation of the fitted carpet. Open into dining area.

L-SHAPED DINING ROOM (17' 5" max x 11' 3" max) or (5.31m max x 3.44m max)

Textured ceiling with two centre lights, papered walls with one wall feature wood panelling, PVCu frosted double glazed window overlooking the side of the property, radiator, skirting and a continuation of the fitted carpet. Feature electric fireplace with stone surround, marble hearth and alcoves either side. Space for dining room table and chairs. Double oak glazed doors leading to the kitchen.

KITCHEN (15' 3" x 10' 1") or (4.64m x 3.08m)

Emulsioned ceiling, two centre lights, papered walls with tiling to splash back areas, PVCu frosted double glazed door leading to the side of the property, large PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet tiles. A range of base and wall units with complementary wood effect laminate work surface. Inset stainless steel sink. Integrated electric hob with overhead extractor fan. Space for freestanding washing machine. Built in double oven. Breakfast bar area with space for stools. Space for freestanding fridge/freezer and tumble dryer. Glazed oak door leading to rear hallway. Door into lean to which gives access to original outside WC and store room.

REAR HALLWAY

Emulsioned ceiling, centre pendant light, emulsioned walls, wall mounted electric consumer box, skirting and wet room flooring. PVCu frosted double glazed door leading out to the rear garden. Door leading to wet room.

WET ROOM (8' 3" x 8' 1") or (2.52m x 2.47m)

Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property, radiator, continuation of wet room flooring. Wall hung sink with chrome taps, low level WC and walk in wet room style electric shower with folding glass screen and curtain.



FIRST FLOOR LANDING

Via stairs with handrail, spindles and fitted carpet. Textured ceiling, centre pendant light, smoke alarm, access to loft, papered walls, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the fitted carpet. Doors to three bedrooms and family bathroom.

BATHROOM (5' 9" x 5' 8") or (1.75m x 1.72m)

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

BEDROOM 1 (11' 5" max x 10' 7" max) or (3.48m max x 3.22m max)

Polystyrene tiled ceiling, pendant light, coving, textured papered walls with dado rail, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 2 (10' 4" x 9' 7") or (3.14m x 2.91m)

Measurements to the face of the wardrobe. Polystyrene tiled flooring, centre pendant light, coving, papered walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Built in storage cupboard housing gas combination boiler. Further built in storage with shelving.

BEDROOM 3 (7' 7" x 6' 6" or (2.32m x 2.00m)

Emulsified ceiling, centre pendant light, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring.

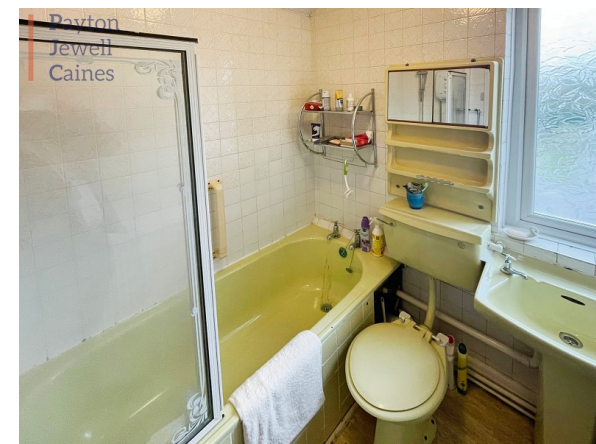
OUTSIDE

Good sized enclosed and private westerly facing garden. Mainly laid to lawn with stepping stones and patio area. Space for greenhouse. Outside tap.

Gates leading to off road parking for two vehicles to the front of the property. Area of laid lawn and decorative stones. Access to garage.


GARAGE

Traditional up and over door. Power installed.



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		
(69-80) C		80
(55-68) D	68	
(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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