

Payton  
Jewell  
Caines



Lynhales Litchard Bungalows, Litchard,  
Bridgend County. CF31 1PH

£250,000

 PAYTON  
JEWELL  
CAINES

## Lynhales Litchard Bungalows, Litchard, Bridgend County. CF31 1PH

Two/three bedroom DETACHED BUNGALOW  
comprising entrance hall, two/three bedrooms,  
loung, dining, kitchen, UTILITY, detached single  
garage, front and rear gardens, SOLD WITH NO  
ONWARD CHAIN.

£250,000

- Two bedroom detached bungalow
- Modern fitted kitchen
- Detached single garage/ Off road parking
- Gas fired combination boiler
- Flexible accommodation/ EPC - D, Council tax band - E
- Generous floor to ceiling height/ No onward chain



## DESCRIPTION

Introducing this two/three bedroom detached bungalow situated within the popular location of Litchard. The property is conveniently located for the Princess of Wales hospital, McArthur Glen shopping outlet, Litchard Primary school and within a 2 minute walking distance of the local train station. Litchard is a popular area and is a short drive from Junction 36 of the M4 Motorway for anyone needing to commute.

Key features:

Freehold  
Convenient location for Princess Of Wales hospital and M4 junction 36  
Two/three bedroom  
Detached garage with off road parking  
Generous frontage  
Sold with no onward chain

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with central light pendant, papered and coved ceiling, part papered/part emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

## BEDROOM 2 (10' 10" x 10' 10") or (3.30m x 3.30m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the front and the side and finished with emulsioned ceiling and walls, wall mounted shelving, skirting and fitted carpet.

## BEDROOM 1 (10' 10" x 10' 2") or (3.30m x 3.10m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Arch way through into study/dressing room.

## STUDY/DRESSING ROOM (13' 5" x 7' 1") or (4.10m x 2.15m)

Dual aspect natural light via PVCu double glazed windows to the front and to the side and finished with emulsioned ceiling and walls, gas meter, skirting and fitted carpet.

## LOUNGE / BEDROOM (11' 0" x 12' 2") or (3.35m x 3.70m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear, access to loft storage, emulsioned ceiling and walls with half height ceramic tiles and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with over bath electric shower, grab rail and side glazed shower screen.

## DINING ROOM (10' 10" x 11' 0") or (3.30m x 3.35m)

Overlooking the side via PVCu double glazed window and finished with central light fitting, emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing a Vaillant wall mounted gas fired combination boiler.



## KITCHEN (10' 10" x 7' 7") or (3.30m x 2.30m)

Dual aspect natural light via PVCu double glazed window to the rear and to the side and finished with central spot lights, painted tongue and groove wall and a vinyl floor. A range of low level and wall mounted kitchen units in high gloss white handle free with a complementary roll top work surface with splash back plinth. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob, glazed splash back and overhead extractor hood. Plumbing for automatic washing machine. Door through into the utility.

## UTILITY (17' 5" x 6' 11") or (5.30m x 2.10m)

lean to utility to the rear of the property with tongue and groove sloping ceiling, PVCu double glazing looking out to the rear garden, part frosted glazed PVCu door leading to the side of the property and a timber door leading to the rear patio area. Inset sink with mixer tap and drainer. A range of low level and wall mounted kitchen units with a roll top work surface. Power sockets. Wall mounted hooks.

## OUTSIDE

Enclosed rear garden laid to patio with steps up to an area of grass and a raised patio area with a greenhouse with external storage. Side courtesy door leading into a detached single garage.


Tarmacadam driveway to the front suitable for parking two vehicles. Generous enclosed front garden laid to lawn with a paved pathway leading to an external porch.

## GARAGE

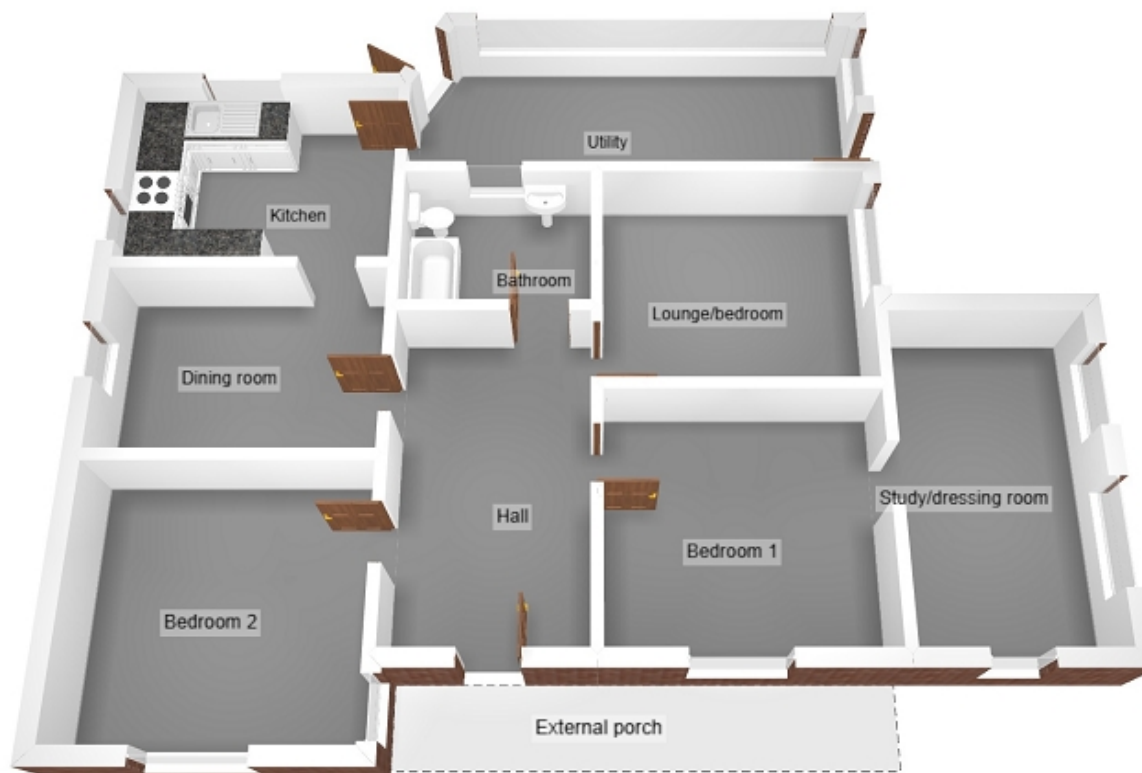
Detached single garage. Traditional up and over door and a courtesy door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(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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