



Litchard Cross, Bridgend, Bridgend County.
CF31 1NX

£279,999

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Three bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen, CONSERVATORY, family bathroom, OFF ROAD PARKING and GARAGE. Viewing recommended.

£279,999 - Freehold

- Three bedroom detached house
- Attic/occasional room
- Lounge, dining room and conservatory
- Good off road parking and garage
- Viewing recommended
- EPC - C / Council tax - D



DESCRIPTION

Introducing this three bedroom detached house situated within easy access to Bridgend Town Centre with all its amenities and facilities. The property is conveniently positioned close to the Princess of Wales Hospital, McArthur Glen shopping outlet, Sainsbury's and the M4 corridor. The property benefits from a conservatory, attic/occasional room, good off road parking and garage. Viewing recommended.

ENTRANCE

Via PVCu double glazed door with PVCu side panel into the entrance hall.

ENTRANCE HALL

Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting, wooden flooring, radiator and frosted PVCu double glazed window overlooking the side of the property. Doors leading to the lounge and kitchen and stairs leading to the first floor.

KITCHEN (9' 5" x 8' 7") or (2.88m x 2.62m)

Plastered and emulsioned ceiling with centre spot lights, tiled walls, laminate flooring in wood effect, PVCu double glazed window overlooking the rear of the property and PVCu frosted double glazed door leading out to the rear garden. A range of base and wall units in shaker style cream with complementary roll top work surface housing an inset ceramic sink with chrome mixer tap. Inset electric oven, four ring gas hob with overhead extractor fan and space for washing machine. Door leading into a pantry cupboard with shelving and glass door leading into the dining room.

LOUNGE (12' 6" x 11' 11") or (3.80m x 3.64m)

Plastered and emulsioned ceiling with centre light, ceiling rose and decorative coving, plastered and emulsioned walls, skirting, fitted wooden flooring, double opening into the dining room. PVCu double glazed window overlooking the front of the property and vertical designer radiator.

DINING ROOM (9' 5" max x 9' 2" max) or (2.86m max x 2.80m max)

Plastered and emulsioned ceiling with centre light, ceiling rose and decorative coving, plastered and emulsioned walls, skirting, fitted wooden flooring and vertical radiator. Glass door leading into the kitchen and PVCu double glazed French doors leading into the conservatory.

CONSERVATORY (20' 11" x 10' 7") or (6.38m x 3.23m)

Glass pitched roof with centre fan light, tiled flooring, PVCu double glazed panels set on dwarf walls and PVCu double glazed doors leading to the front and rear of the property.

LANDING

Via stairs with fitted carpet, handrail and spindle balustrade. Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property and doors leading to three bedrooms, family bathroom and door leading to the attic storage/occasional use room. Door leading to over stairs storage housing the gas combination boiler and shelving.



BEDROOM 1 (12' 6" x 10' 5") or (3.82m x 3.18m)

Plastered, emulsioned and covered ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side and front of the property.

BEDROOM 3 (7' 7" x 6' 6") or (2.31m x 1.98m)

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls, skirting, radiator, laminate flooring in wood effect and PVCu double glazed window overlooking the front of the property.

BEDROOM 2 (9' 5" max x 9' 2" max) or (2.87m max x 2.79m max)

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property. Door leading to a built in storage cupboard with hanging rails.

FAMILY BATHROOM (6' 2" max x 5' 8" max) or (1.88m max x 1.72m max)

Plastic clad ceiling with centre spot lights, fully tiled walls, tiled flooring, radiator and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome taps and corner bath with chrome taps and overhead electric shower with bi-folding glass screen. Built in mirror.

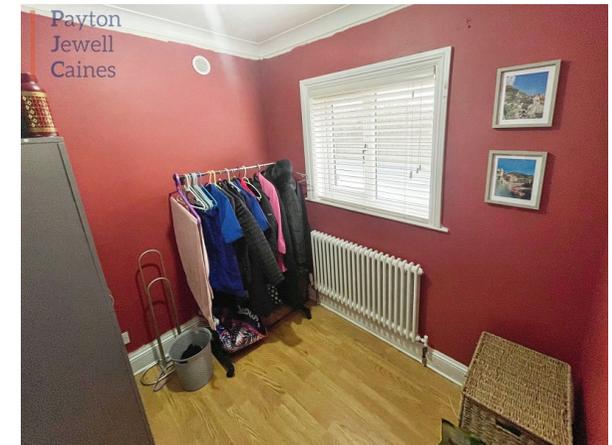
ATTIC/OCCASIONAL ROOM (22' 4" x 8' 4") or (6.80m x 2.53m)

Plastered and emulsioned ceiling, two wooden double glazed velux windows, plastered and emulsioned walls, skirting, fitted carpet, wall mounted spot lights, radiator and doors leading to the eaves storage.

OUTSIDE

Enclosed front garden, gate with pathway leading to the front door, gate to the side of the property. Laid to lawn with bedding area, mature shrubbery and trees.

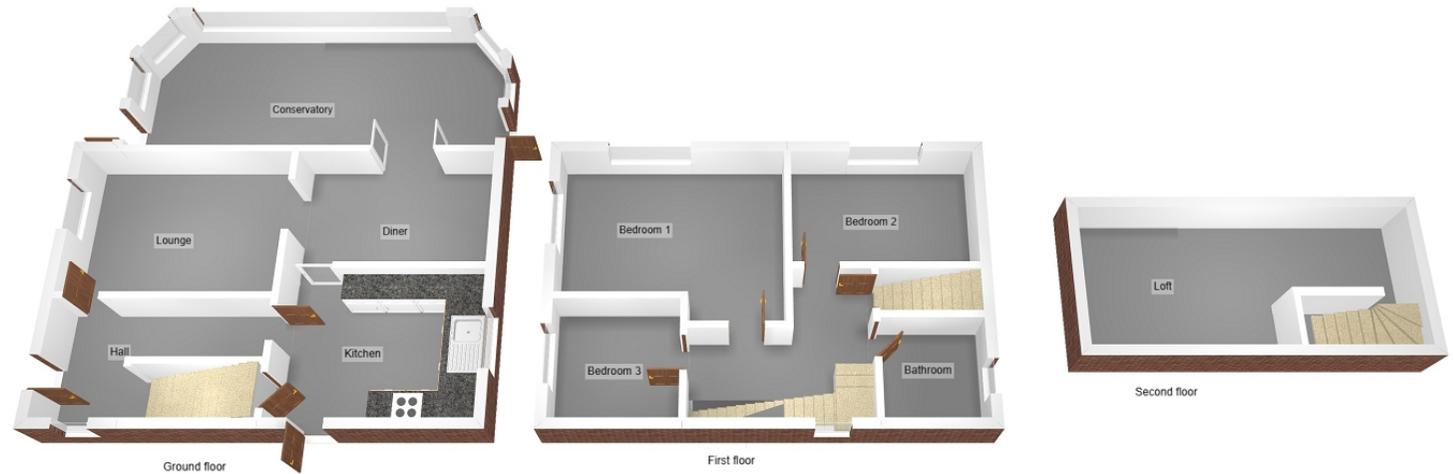
Off road parking for two/three vehicles leading to the garage accessed via a traditional up and over door with power installed and courtesy door to the side. Large area of wooden decking and side canopy, outside tap.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (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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