

HUNTERS[®]

HERE TO GET *you* THERE



Litchard Park

Bridgend, CF31 1PF

£196,000



Council Tax: C



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General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Hallway

entered through upvc front door, with laminate flooring, papered walls and textured ceilings with central lighting, radiator, stairs to first floor, under stair cupboard.

Lounge

20'7" x 10'3" (6.27m x 3.12m)

with carpets, papered walls with picture rail and ceilings with central lighting, bay window to front and patio doors to rear, radiator, marble fire surround with hearth and back panel with gas fire.

Kitchen

11'11" x 10'11" (at widest) (3.63m x 3.33m (at widest))

with tiled flooring and walls and textured ceilings with central lighting, radiator. Selection of base and wall units in beach colour with granite effect worktops, sink & drainer, gas hob and electric oven, two windows and door to rear, extra cupboard storage

Bathroom

8'7" x 8'3" (2.62m x 2.51m)

found downstairs purpose built with tiled floors and walls, skimmed ceilings with central lighting, 3 piece white suite sink set in vanity storage, bath and wc, separate shower cubicle with electric shower and glass screen, window to front, radiator.

Landing

with carpets, papered walls and textured ceilings with central lighting, wood banister and spindles, attic access, doors to:

Bedroom 1

10'6" x 10'1" (3.20m x 3.07m)

with carpets, papered walls with picture rail and textured ceilings with central lighting, radiator, window to rear, selection of built in wardrobes along one wall.

Bedroom 2

10'1" x 9'9" (3.07m x 2.97m)

with carpets, papered walls with picture rail and textured ceilings with central lighting, radiator, window to front, selection of built in wardrobes along one wall.

Bedroom 3

6'11" x 5'7" (2.11m x 1.70m)

with carpets, papered walls and ceilings with central lighting, radiator, window to front, some built in cupboards.

Gardens

South facing enclosed garden with patio against house and lawn to middle, with further patio to rear where there is also a block built shed, side access to front, the garden has a variety of raised borders and contains a number of mature hedges and trees.

The front garden has block paved driveway for 2 cars, there is another lawn with borders which also has a selection of mature bushes and trees.



Road Map



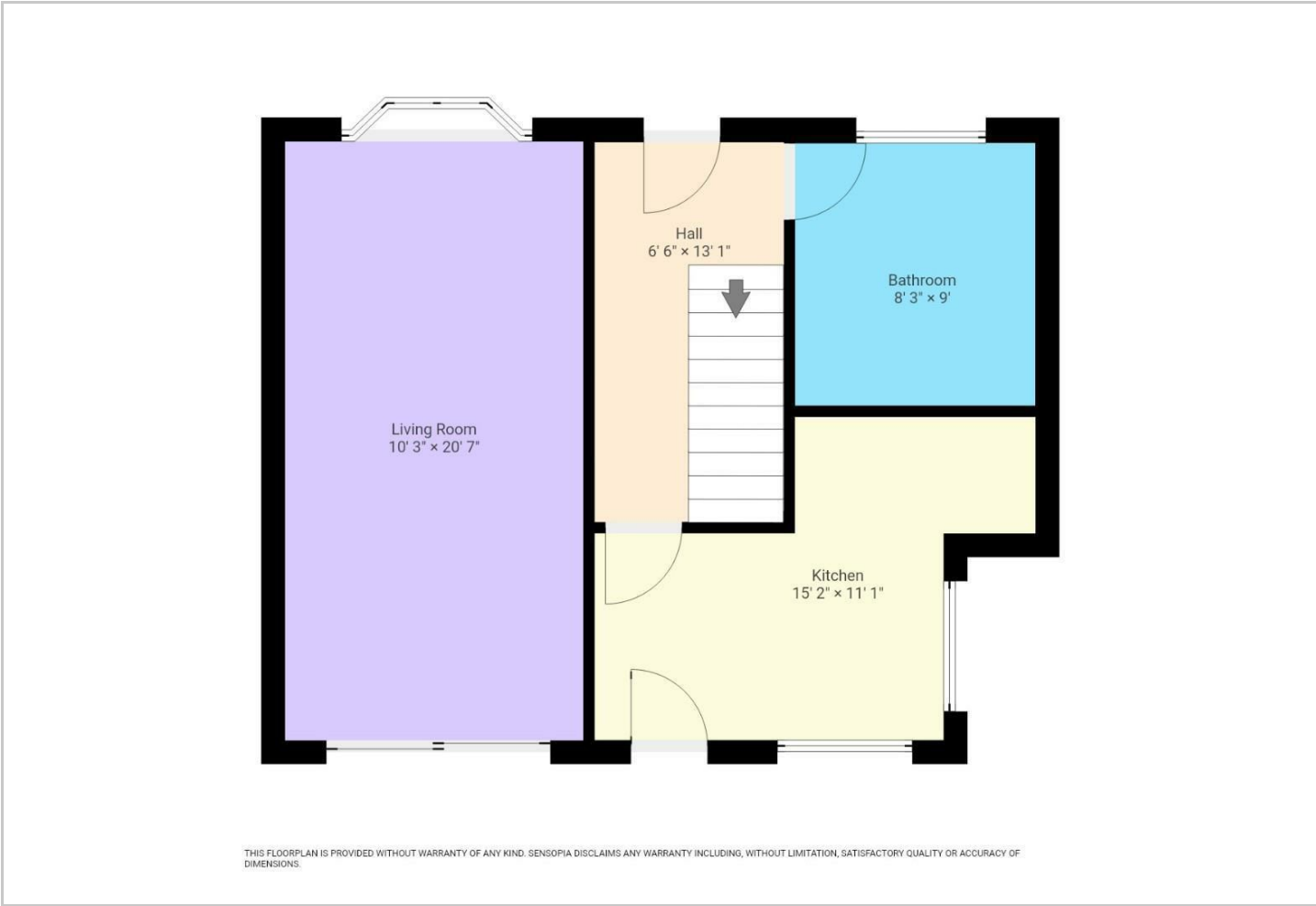
Hybrid Map



Terrain Map



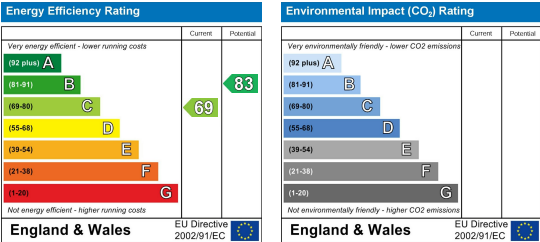
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.