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2 Llety Gwyn

Bridgend,
CF31 1RG

2 Llety Gwyn

Asking price **£325,000**

This extended four double bedroom detached family home with two reception rooms, well-presented kitchen/diner with utility room, four generous size bedrooms, two bathrooms, integral garage, off-road parking and situated within close proximity to Bridgend Town Centre, Princess of Wales Hospital and junction 36 of the M4.

Extended four double bedroom detached

Two reception rooms

Beautiful kitchen/diner with integrated appliances

Built-in wardrobes to all bedrooms

Two bathrooms and downstairs cloakroom

Garage & driveway parking for two vehicles

Low maintenance gardens

Short walk from Bridgend Town Centre, the Princess of Wales Hospital and McArthur Glen Shopping Outlet

Ideal access for the local train station

Viewings highly recommended





Situated within close proximity to Bridgend Town Centre, local shops, schools, transport links and junction 36 of the M4 is this extended four bedroom detached property with two reception rooms, four generous bedrooms, integral garage, off-road parking and low maintenance rear garden.

The property is entered via a composite double glazed door leading into the entrance hall. The entrance hall is laid to LVT flooring, staircase rising to the first floor landing, understairs storage cupboard and doorways to the lounge and kitchen/diner.

The lounge is positioned at the front of the property. This generous sized room comes complete with traditional bay window with the benefit of built in Uni-Blinds, feature fireplace with an electric fire and double doors opening into the sitting room.

The sitting room is another generous reception room finished with LVT flooring, French doors which open out to the rear garden, beautiful pitched ceiling with skylight window and spotlights.

The kitchen/diner is a fantastic social space filled with a range of base, wall and drawer units and complemented beautifully by granite work surfaces comprising, double Belfast sink unit with Swanneck mixer tap, five burner gas hob, integrated fridge and a built-in Neff double oven. The kitchen area is framed with a partly pitched ceiling, inset spotlighting, skylight window allowing plenty of natural sunlight and a window overlooking the rear garden. The dining area allows comfortably for a six seater table along with space for an American fridge/freezer and door leading to the utility room where there is space for dishwasher and washing machine and there is a wall hung Worcester Combi boiler. There is a double glazed door to the side giving access to the rear garden and an additional door opening into a downstairs cloakroom which is fitted with a WC and vanity unit with storage below.

To the first floor landings lead to all four double bedrooms, storage cupboard and the family bathroom.

The main bedroom is positioned at the front of the property, it's a generous size room with built-in double wardrobes and a door leading to the ensuite shower room. The shower room consists of a shower cubicle with electric Triton shower, a vanity unit with wash hand basin and a WC. The walls are fully tiled. The second bedroom is another double room positioned at the front of the property and benefits from built-in double wardrobes. Bedrooms three and four are positioned to the rear overlooking the garden. Both bedrooms have built-in wardrobes and are finished with fitted carpet. There is also the loft hatch in bedroom four. The family bathroom benefits from a double shower cubicle with a thermostatic shower, the floor is tiled and there is a pedestal wash hand basin, WC and a chrome towel rail. The walls are fully tiled with an electric shaver point and a window to the rear.

The property is approached by large iron gates opening onto an interlocking brick driveway allowing parking for two vehicles. There is access to the rear via both sides of the property. The front garden is laid to lawn with decorative flower borders and surrounded by wooden feather edge fencing. There is an integral garage which benefits from a personal door to the side. There is power and light in the garage with an up and over door to the front. To the rear of the property is an enclosed landscaped garden which has been laid to patio and has a beautiful raised flower border surrounding the garden.

Viewings highly recommended and a virtual tour is available on the property.





Directions

From Bridgend town centre, follow Coity road past the Princess of Wales Hospital until you reach the crossroad at Litchard cross. At the lights, turn left and follow the road under the bridge. Take the first right and then right again. 2 Llety Gwyn will be on your right hand side.

Tenure

Freehold

Services


All mains
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

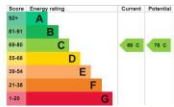
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71804_5.14 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
2 Llety Gwyn Litchard CF31 1LH	Energy rating C	Valid until: 9 October 2025
	Certificate number: 9516-2876-7301-6905-3753	
Property type	Detached house	
Total floor area	124 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be C.	The graph shows this property's current and potential energy rating.	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
See how to improve this property's energy efficiency		For properties in England and Wales: the average energy rating is D, the average energy score is 50
		

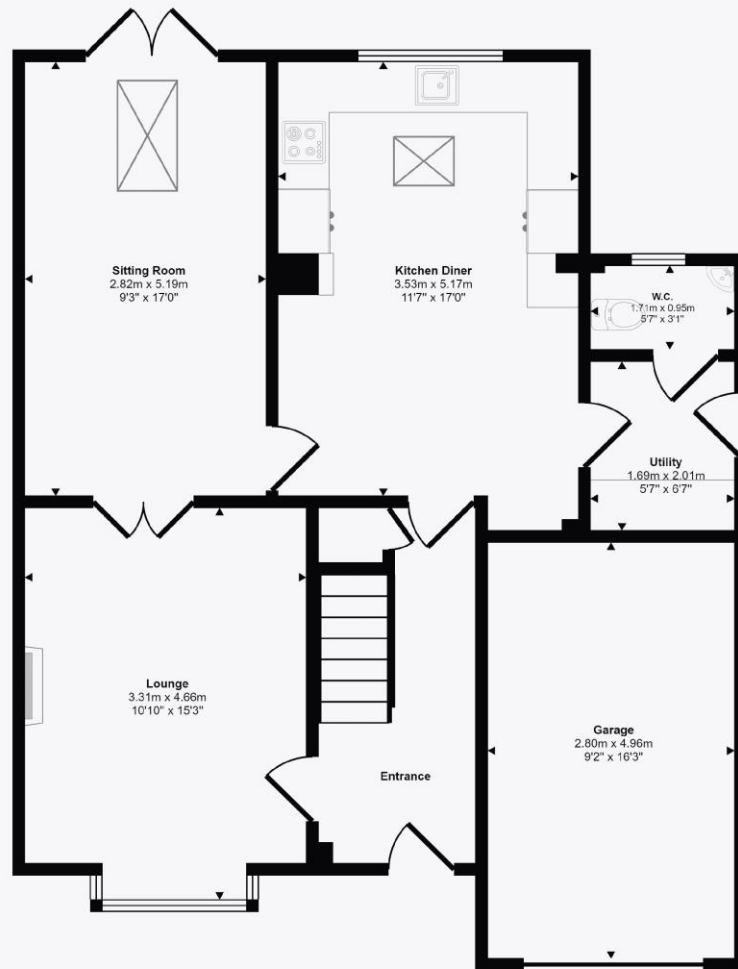
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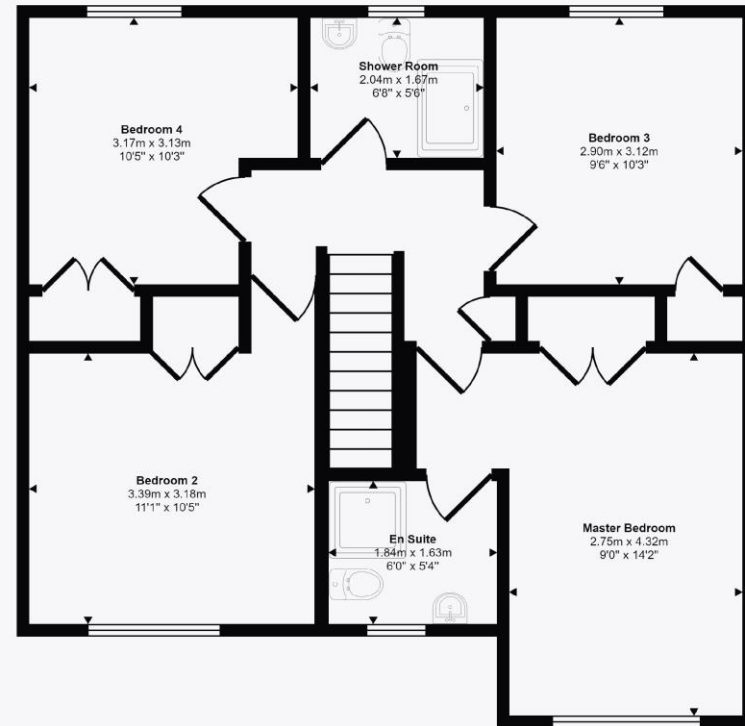
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Approx Gross Internal Area
142 sq m / 1524 sq ft



Ground Floor
Approx 79 sq m / 848 sq ft



First Floor
Approx 63 sq m / 676 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

