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5 Glen View

Litchard,

Bridgend,

CF31 1QU

5 Glen View

Asking price **£279,950**

Situated in the popular Litchard location within close proximity to local primary schools, the Princess of Wales Hospital and Junction 36 of the M4 is this spacious three-bedroom semi-detached property with garage and off-road parking.

Well-presented three bedroom semi-detached

Generous social kitchen/diner space

Lounge with feature log burner

Garage

Off road parking

Landscaped garden with wraparound decking showcasing stunning views

Close to local schools shops and Princess Wales Hospital

Close commute access to junction 36 at the M4

Viewings are highly recommended





NICE

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23
08

What if the Holy Cakes really is what it's all about?

RIGHT PLACE
RIGHT TIME

3

JAMIE OLIVER
THE RIVER COFFEE
MIGHT FEEL LIKE

BOOKS

This well-presented three-bedroom semi-detached property with garage, off-road parking, landscaped garden featuring a decking area with stunning views and conveniently located within a short distance of local schools, shops and amenities.

The property is entered via a double glazed door into an entrance hallway with tiled flooring, staircase leading to the first-floor landing and doorways leading to the lounge, kitchen/diner and a WC. The WC has been fitted with a two-piece suite comprising; a low-level WC and a wash handbasin.

The lounge is a generously sized reception room with a featured log burner, large double-glazed UPVC French doors to the front fitted with bi-fold shutters and leads out to a raised decking area that offers stunning views. The lounge also benefits from solid oak flooring, which continues into the kitchen/diner.

The kitchen has been fitted with a matching range of base and eye-level units, complemented by solid wooden worktop surfaces which integrated NEF appliances, including four-ring induction hob, oven and microwave as well as an integral washing machine, wine cooler and a Belfast sink with a swanneck mixer tap. Stylish splashback tiles and a useful under-stairs pantry cupboard add to the kitchen's functionality. The kitchen is flooded with light from a double-glazed UPVC window, French doors to the rear and a double-glazed UPVC door to the side. Stretching across the width of the property, the kitchen offers a spacious and social modern living area.

To the first-floor landing there is access to the loft inspection point and doorways that lead to all three bedrooms, family bathroom and airing cupboard.

The main bedroom is an impressively sized double room with a double-glazed window to the front complete with additional shutters and benefits from built-in double wardrobes. Bedroom two is another generously sized double room with a double-glazed window to the rear offering views of the garden. Bedroom three is a well-proportioned single bedroom with a double-glazed window to the front featuring shutters and built-in storage.

The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, wash handbasin and a roll-top bath with a showerhead. The bathroom is fully tiled with ornate tiled flooring and an obscure-glazed window to the rear.

To the front of the property boasts a driveway providing parking in front of the garage and decking that wraps around the house offering the opportunity to enjoy the sun throughout the day. To the rear of the property there is a fully enclosed mature garden, mainly laid out patio, with ample space for garden furniture making it perfect for outdoor entertaining. This property represents an excellent opportunity for those seeking a spacious and well-located family home in a sought-after area.

Viewings are highly recommended.





Directions

From Junction 36 of the M4, travel South along the dual carriage way signposted Bridgend. Proceed over the first roundabout and at the second roundabout turn right. Continue along this road as it bears left and drops down the hill onto Heol Y Groes, taking the second left hand turning into Glen View where the property will be found on the left hand side as indicated by our For Sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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9:24 9:24 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1 Glen View Llanidloes CF31 1DU	Energy rating D	Valid until: 9 August 2026
		Certificate number: 9034-3028-5669-0142-0206
Property type	Semi-detached house	
Total floor area	92 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) (<https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be B.

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 60.

<https://find-energy-certificates.service.gov.uk/energy-certificates/9034-3028-5669-0142-0206/print.html>

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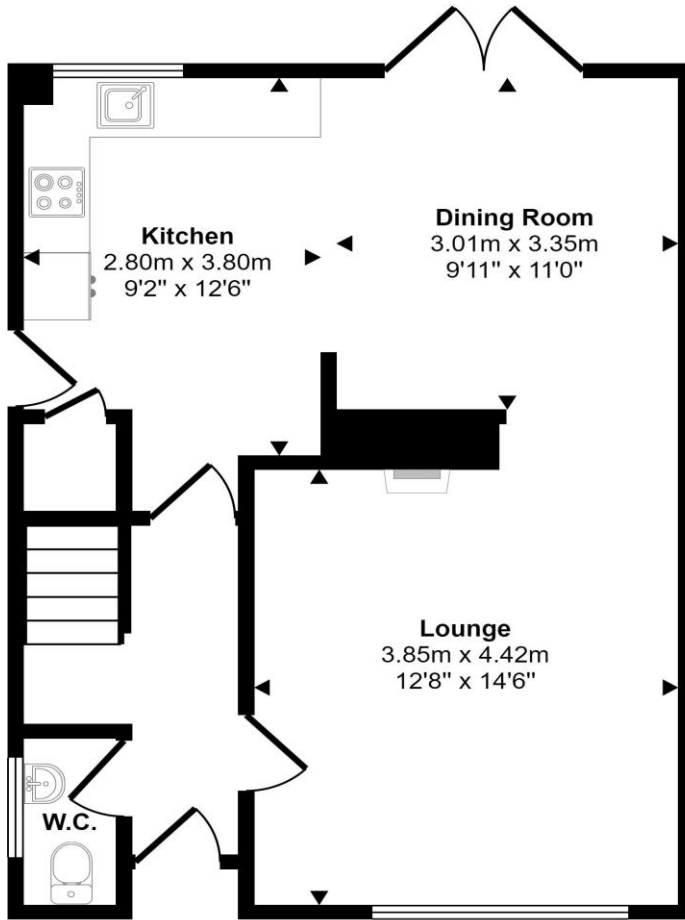
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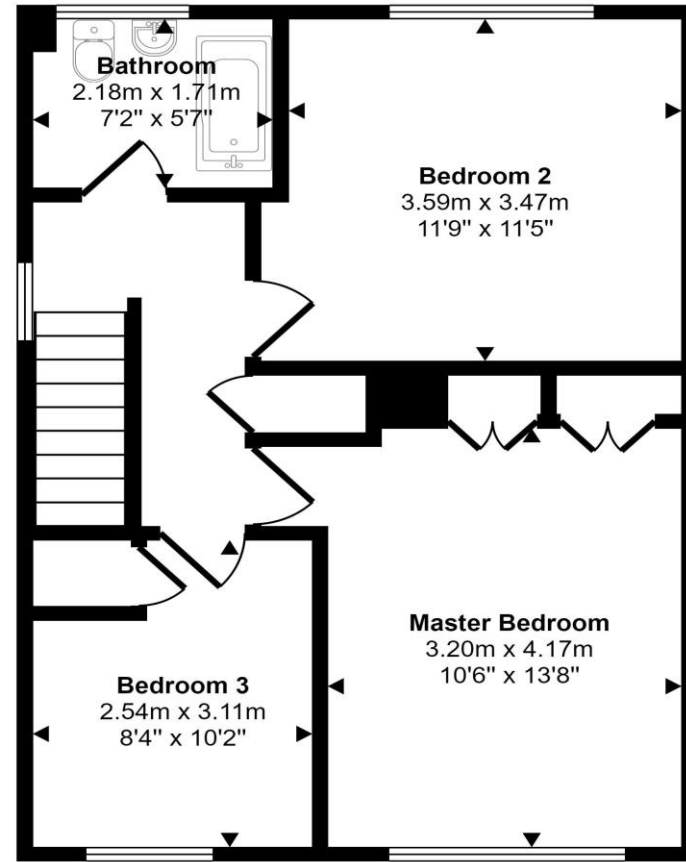
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
98 sq m / 1060 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft



First Floor
Approx 49 sq m / 532 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.

