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4 Nursery Gardens  
Litchard,  
Bridgend,  
CF31 1NH



## 4 Nursery Gardens

Asking price **£369,950**

Situated in the popular Nursery Gardens, Litchard in a central Bridgend location within close proximity to local schools, shops, amenities and great commuter access via junction 36 of the M4 is this well presented four bedroom detached property.

Impressive four bedroom detached property

Two reception rooms

Kitchen and utility room

High specification, ensuite and family bathroom

Impressive garden plot in a private setting

Garage and off road parking

Popular Nursery Garden, Litchard

Central Bridgend location

Short distance to local school, shops and amenities

Great commuter access to junction 36 on the M4









Benefiting from a central Bridgend location with great M4 links, Bridgend train station and bus stops, close to local school, shops and amenities is this impressive four bedroom detached property with ample sized rooms through-out and benefiting from a garage and private garden.

Property is entered via partly glazed composite door into an entrance hallway with staircase rising into the first floor landing and door to the lounge, kitchen and WC. The WC is fitted with a two piece suite comprising of a low-level WC and pedestal wash handbasin. The lounge is an impressive sized reception room with a box fronted double glazed UPVC window allowing natural light to pour into the space. Off the lounge is opening through to the dining room creating an effortless flow between the reception rooms and an added social element. The dining room is a good sized reception room with double glazed UPVC French doors out to the garden and wooden doorway through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop over and comprises of a stainless steel sink with mixer tap, built in oven and electric hob with extract the fan overhead, splashback tiles, space for a fridge freezer, twin double glazed windows to the rear overlooking the garden and doorway through to a utility room. The utility room houses the combination style boiler has the same worktops as the kitchen and comprises of a stainless steel sink with mixer tap, space for two appliances, a twin double glazed window to the rear and a frosted double glazed door to the side.

To the first floor landing there is a loft inspection point and doors to the four bedrooms, family bathroom and airing cupboard with radiator. The main bedroom is an impressive sized double room laid to laminate flooring with ample wardrobe space, a double

glazed UPVC window to the front with the view across Bridgend and a door to the ensuite. The ensuite is immaculately presented with wash handbasin, vanity unit, low-level Roca WC, walk-in double shower with slide panel door and waterfall showerhead, fully tiled walls and flooring, stylish ladder radiator, touch censored mirror with Dalton light and frosted double glazed window to the rear. Bedroom two is another impressive sized double room with laminate flooring, useful built-in storage cupboard and double glazed window to the front sharing the same views as the main bedroom. Bedroom three is another good sized room with a double glazed UPVC window to rear overlooking the garden. Bedroom four is built over the garage with ample eaves storage cupboard and skylight window allowing natural light to enter the space. The family bathroom is fitted with a high specification three

piece suite by Roca that matches the main bedroom ensuite and comprises of a low-level WC, vanity wash handbasin, panel bath with waterfall showerhead and shower wand attachment. There is fully tiled walls and flooring, stylish built-in storage cupboard, ladder radiator, feature speakers and frosted double glazed window to rear.

To the front of the property is the driveway providing off-road parking ahead of the garage with pathway to the property entrance and gated side access. To the rear, the property is fully enclosed, laid mostly to lawn with patio area for outside furniture opportunity, chipping borders and a beautiful stone wall highlighting the property boundary which helps with the added privacy..





## Tenure

Freehold

## Services

All mains services

Council Tax Band F

EPC Rating C

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																							
4 Nursery Gardens Bridgend CF31 1TH	Energy rating <b>C</b>	Valid until 8 April 2034	Certificate number 3006-6016-0122-6306-3443																																				
Property type Detached house	Total floor area 126 square metres																																						
<b>Rules on letting this property</b>																																							
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 <a href="https://www.gov.uk/guidance/domestic-property-letting-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-property-letting-property-minimum-energy-efficiency-standard-landlord-guidance</a> .																																							
<b>Energy rating and score</b>		The graph shows this property's current and potential energy rating.																																					
This property's energy rating is C. 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																																					
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## Directions

From Junction 36 of the M4 travel south signpost to Bridgend, proceed over two roundabouts and take the second right-hand, turning onto Garfield Avenue. Follow the road round passing the shop and the school take the next right onto Highfield Ave then left onto Nursery Gardens. The property can be found on the right hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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**hrt** Est. 1926

**RICS**

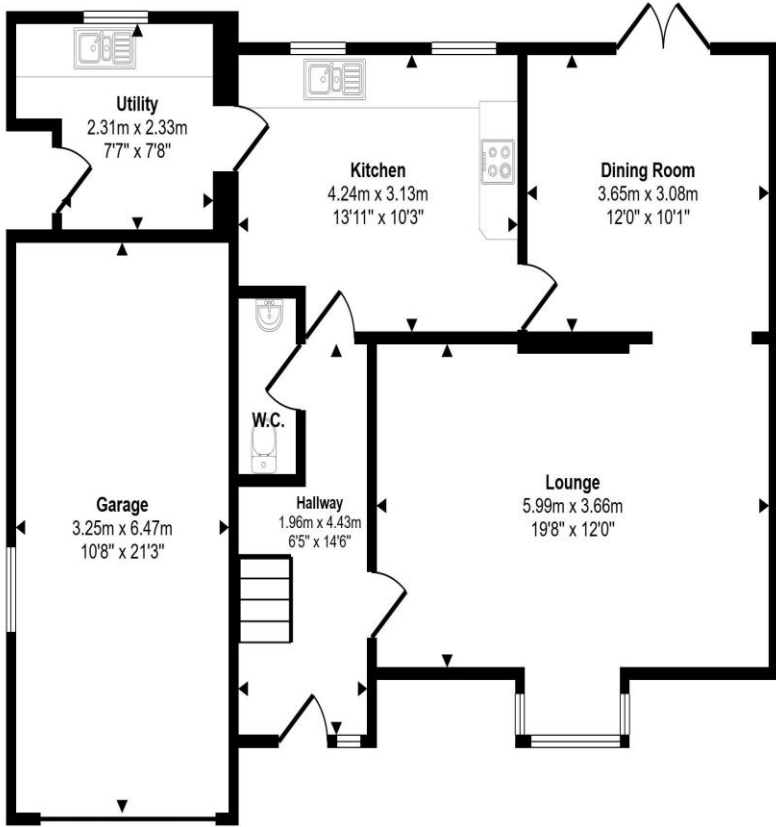
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



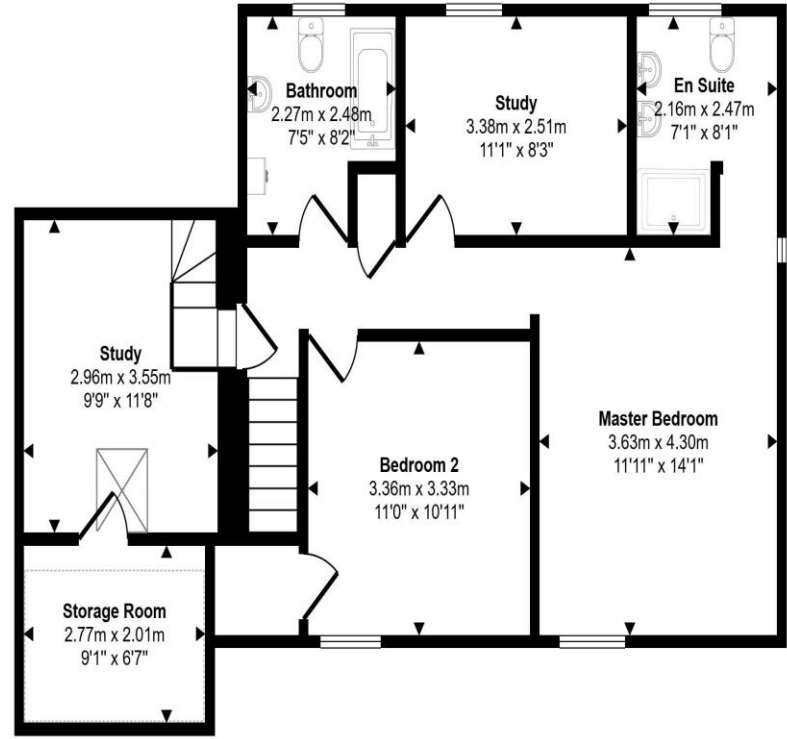




Approx Gross Internal Area  
163 sq m / 1753 sq ft



Ground Floor  
Approx 88 sq m / 942 sq ft



First Floor  
Approx 75 sq m / 810 sq ft

Denotes head height below 1.5m

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.



