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herbert r thomas

13 Turberville
Crescent

Litchard, Bridgend,

CF31 1QT

hrt.uk.com



13 Turberville Crescent

Asking price **£450,000**

A rare opportunity to own a beautiful four bedroom detached property on an outstanding plot in Litchard Higher.

Beautiful four bedroom detached property

Outstanding plot with stunning landscaped gardens

Sought after location

Open plan kitchen/diner with dual sets of bifold doors

Separate utility room & ground floor shower room

Garage & driveway parking for multiple vehicles

EV Charger





Situated on an exceptional plot in the highly desirable area of Turberville Crescent - where only three properties have changed hands in the past decade, is this stunning four bedroom detached home. Beautifully presented throughout, the property boasts an impressive open-plan kitchen/dining area, enhanced by dual sets of bifold doors that connect indoor and outdoor living. The lounge features a charming log burner while a separate utility room and a stylish ground floor shower room add everyday practicality. Throughout the home, high quality finishes include engineered oak flooring and oak doors. The first floor accommodates four bedrooms, three of which benefit from built in wardrobes. A stylish family bathroom completes the upper floor. Outside, there is off road parking for multiple vehicles, a garage with power & light and an impressive landscaped rear garden which needs to be seen to be appreciated. This is a rare opportunity to own a truly special home in a location where properties seldom arise.

The property is entered by an aluminium double glazed door with glass side screen which opens into the entrance porch. The porch is laid to tiling with a coir mat inset and a glazed oak door through to the hallway. The hall has the staircase leading to the first floor and oak glazed doors to the lounge and kitchen/diner. Engineered oak flooring flows from the hallway through to the lounge with two windows to the front aspect and a feature fireplace with log burner and bespoke mantle. The kitchen/diner is a fantastic open plan area at the rear of the property with two sets of bifold doors that lead out to the garden. The kitchen is fitted with a range of high gloss base units with complementary work surfaces which also double up as a breakfast bar and includes an integrated fridge/freezer, dishwasher, high-level double oven and built in microwave. Additional features include a single bowl sink unit, five burner gas hob, pan size drawers and an extractor fan. The walls are partially tiled, and the entire room is finished with tiled flooring. There is an under stairs storage cupboard and a door to the utility room. The utility room has a base unit, work surface and a single bowl sink unit. There is space for a washing machine and tumble dryer along with room for an

additional appliance. There is a door to the garden and an oak door to the shower room. The room is fully tiled and contains a shower cubicle with an electric shower, vanity unit with wash hand basin and WC. The tiled flooring from the kitchen continues seamlessly through the utility room and into the downstairs shower room.

To the first floor the stairs and the landing are carpeted and there is a loft hatch, doors to all four bedrooms and the family bathroom with an additional cupboard which houses a wall hung Worcester combi boiler with plenty of room for storage of towels and bedding. The main bedroom lies at the rear of the property with a window overlooking the garden. The generous sized room comes complete with a selection of built-in wardrobes providing plenty of hanging and storage space and finished with fitted carpet. Bedroom two is another generous double room with multiple built-in wardrobes, fitted carpet and a window to the front. Bedroom three has a single built-in wardrobe, window to the rear overlooking the garden and fitted carpet. Bedroom four is a generous single room with window to the

front and fitted carpet. The family bathroom comprises of an L shaped bath with thermostatic shower over and a glass shower screen. There is a combination unit with WC and wash hand basin with storage below, vinyl flooring, fully tiled walls and a window to the side. The ceiling is skimmed with inset spotlighting.

The property is approached by an interlocking brick driveway with parking for multiple vehicles and there is side access via both sides of the property. There is a garage to the side of the property with power and light. The property sits on an outstanding plot with a beautiful rear garden. There is a composite deck area leading from the property which surrounds the house. The garden has been fully landscaped with steps and a path leading to a small seating area. The pathway continues to a large patio area and an additional decked area providing ample seating. The well-established garden is laid to lawn and surrounded by natural hedging and feather edge fencing. There are trees and shrubs, fruit trees and areas of decorative chippings.





Tenure

Freehold

Services

All mains services
Council Tax Band F
EPC Rating

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.

AWAITING EPC

Directions

Viewing strictly by appointment
through Herbert R Thomas

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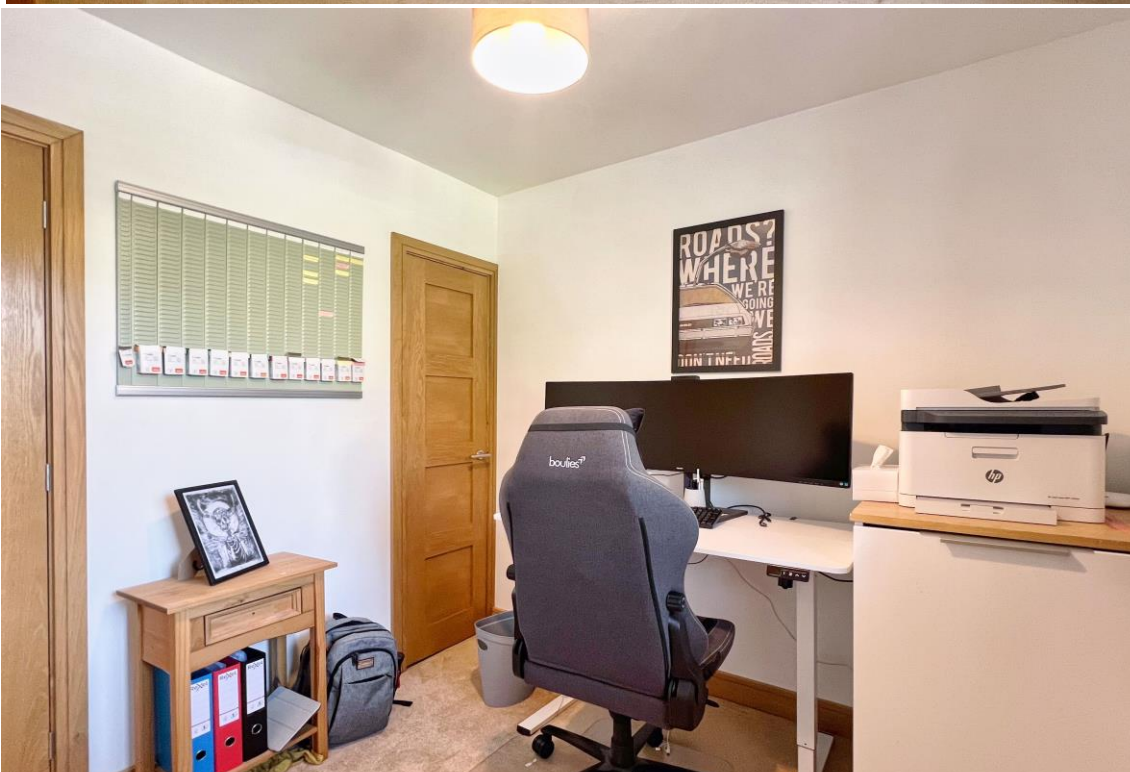
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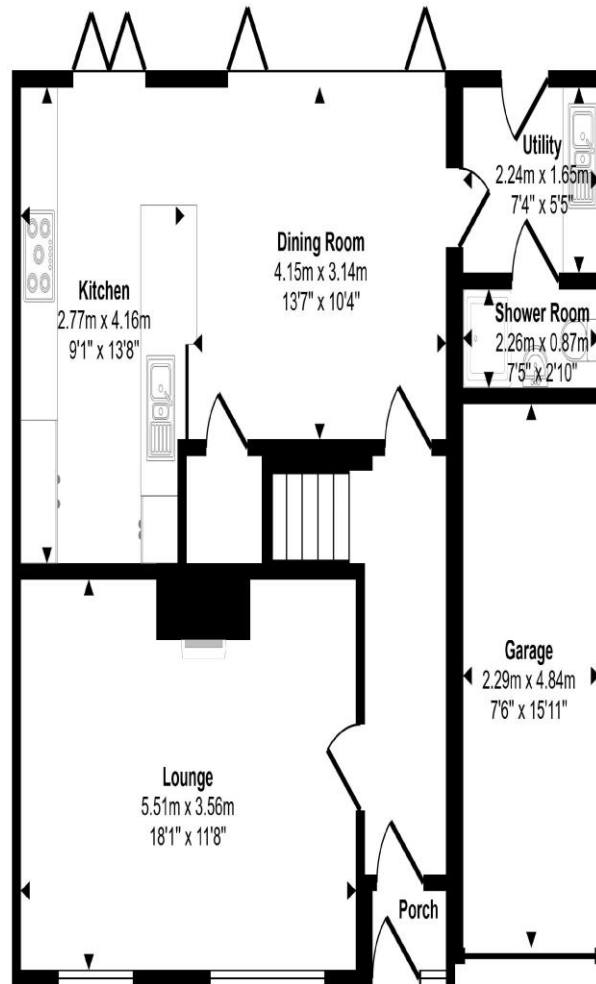
hrt Est. 1926



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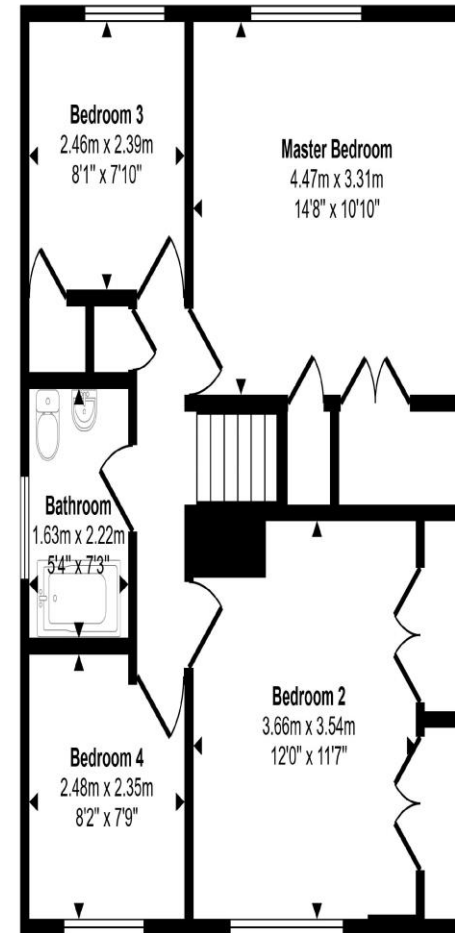


Approx Gross Internal Area
132 sq m / 1416 sq ft



Ground Floor

Approx 75 sq m / 807 sq ft



First Floor

Approx 57 sq m / 610 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.

