



149 Ffordd Y Parc
Litchard, Bridgend,
CF31 1RA

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149 Ffordd Y Parc

Asking price **£259,950**

Situated in the popular Ffordd Parc area of Central Bridgend, this well-presented three-bedroom detached property occupies a generous plot with lots of potential to extend (subject to planning permission). The home benefits from fantastic transport links, proximity to local schools, shops, and amenities, and easy access to Junction 36 of the M4.

Impressive Plot

Potential to extend subject to planning

Three bedroom detached property

Well presented throughout

Central Bridgend location

Great transport links

Additional reception room

Off road parking

Viewings highly recommended





Located on a generous sized plot with room to extend, subject to plan permission, is this well presented three bedroom property in Ffordd Y Parc Bridgend with great transport links and close to local amenities.

Upon entering through a partially glazed front door, you are welcomed into a hallway with built-in storage to the left and a staircase leading to the first-floor landing. The hallway provides access to the lounge and second reception room. The second reception room is a versatile space, ideal for use as a home office, playroom, or additional living area, featuring a double-glazed window to the front. The main lounge is a generous sized room, laid with laminate flooring, and includes a front-facing double-glazed window and doorway connecting the lounge to the kitchen/diner at the rear. The kitchen has been fitted with a matching range of base and wall units, complete with roll-edge worktops and includes a stainless steel sink with mixer tap, space for a cooker, space for a full-size fridge freezer, dishwasher, and washing machine. The kitchen also boasts ample cupboard storage and is finished with ornate tiled flooring. The dining area offers plenty of space for a family table and includes

under-stairs storage, a double-glazed window, and a door leading to the rear garden.

Upstairs, the landing provides access to the loft, three bedrooms, family bathroom, and an airing cupboard. The main bedroom is an impressive double with laminate flooring, ample space for furniture, and a front-facing double-glazed window. Bedroom two is also a spacious double, carpeted, with a rear-facing window overlooking the garden. Bedroom three is a well-proportioned single, currently used as a home office, with laminate flooring and a front-facing window. The family bathroom features a three-piece

suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with electric shower overhead. The walls are fully tiled, with a dedicated wet area, tiled flooring, a frosted rear-facing window, and a chrome ladder-style radiator.

External Features: The front of the property includes a driveway for off-road parking and a lawned garden. A gated side entrance leads to the fully enclosed wraparound rear garden, complete with lawn and a storage shed (which will remain). The size of the plot offers excellent scope for extension, subject to the necessary planning permissions.





Tenure

Freehold

Services

All mains services

Council Tax Band D

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.

Directions

From our office on Derwen Road, head South following the road for approximately half a mile turning left and head up to the traffic lights. At the traffic lights turn left onto Tremains Road. Continue down this road through the first set of the traffic lights and continue straight at the next set of traffic lights onto Coity Road. Follow the road up for approximately one mile passing the Princess of Wales Hospital on the right hand side. Continue through the traffic lights by the hospital

Viewing strictly by appointment
through Herbert R Thomas
hrt.uk.com

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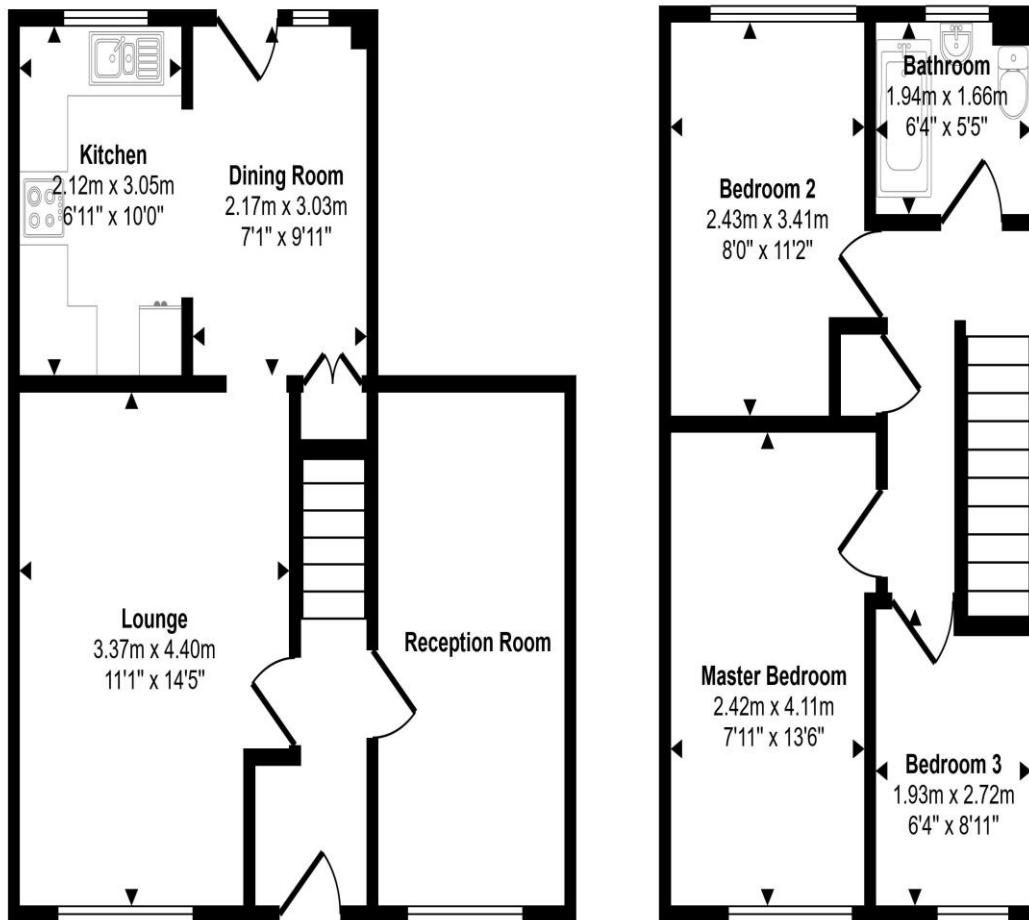
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AWAITING EPC

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
80 sq m / 858 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.

