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3 Heol-Y-Groes
Litchard, Bridgend,

CF31 1QE

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3 Heol-Y-Groes

Asking price **£264,000**

Spacious three bedroom detached bungalow with garage, off road parking and low maintenance gardens to the front and rear.

**** Check out the 360 virtual tour ****

Spacious three bedroom detached bungalow

Generous sized lounge

Walking distance of the local amenities

Low maintenance gardens to the front and rear

Garage & driveway parking for multiple vehicles

No ongoing chain





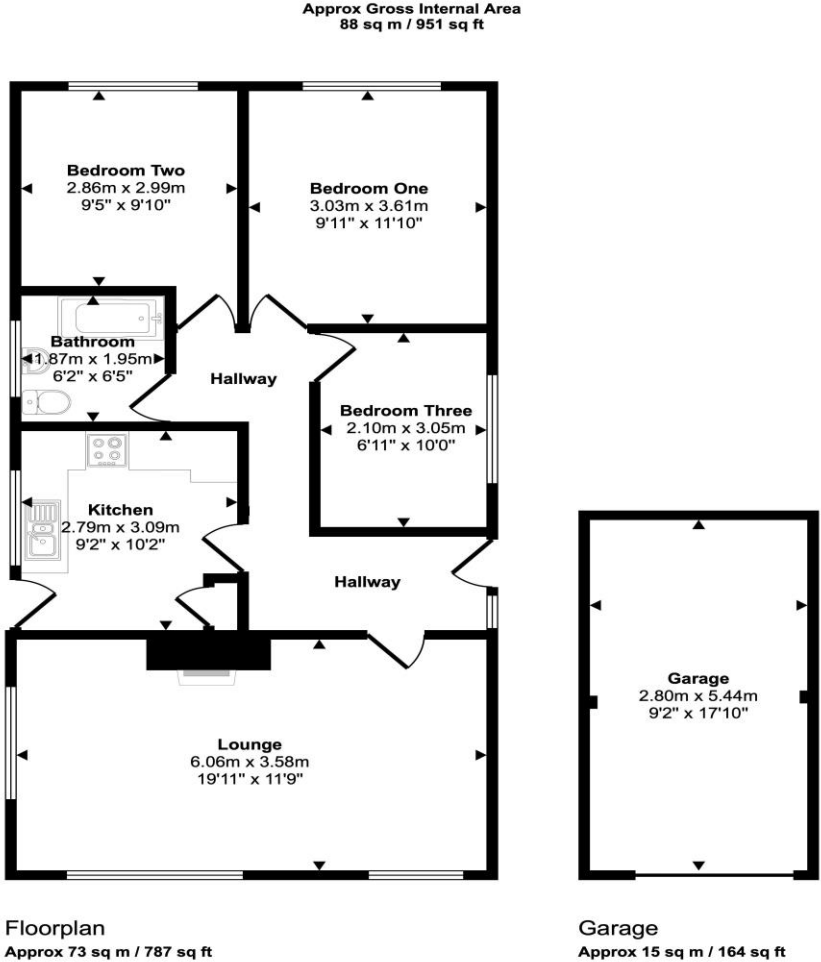
This three bedroom detached bungalow lies in a popular part of Litchard, just a stones throw from the local School and shop. The spacious property benefits from a generous lounge, fitted kitchen three bedrooms and a family bathroom. Outside, there is a garage with power & light, driveway parking and gardens to the front and rear. The property is being sold with no ongoing chain.

The property is entered via a double glazed door opening into the entrance hallway with a glass side screen that provides additional natural light. The hall has doors to the lounge, kitchen, three bedrooms

and family bathroom and has a loft hatch with pull down ladder providing access to the attic which is partially boarded and insulated. The lounge is positioned at the front of the property and is a generous sized room with two windows to the front and additional window to the side and has a central fireplace with an electric fire. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces. There is space for a freestanding gas cooker, fridge/freezer and washing machine. A build in cupboard conceals the British Gas wall hung combi boiler with storage below. The room is fully tiled with a window and door to the side and finished with vinyl

flooring. Bedrooms one and two are both generous double rooms with windows overlooking the rear garden. They have plenty of space for additional furniture and finished with fitted carpet. Bedroom three lies to the side with window to side aspect. The room is currently used as a dining room but is versatile in its use and has fitted storage cupboards and fitted carpet. The family bathroom comprises a three piece suite of a panelled bath with electric Triton shower and folding glass shower screen, a wash hand basin with vanity storage and a WC. The walls and flooring are fully tiled, there are additional storage cupboards, and there is a window to the side.

The property is approached by an interlocking brick driveway allowing off road parking for multiple vehicles. The drive leads off to a pathway which wraps around the bungalow. At the end of the driveway lies a single garage which benefits from power, light and an up and over door to the front. The front garden is laid to patio with flower borders. An additional patio is laid to the rear with flower and shrub borders and backs onto the Primary School behind.



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.





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.

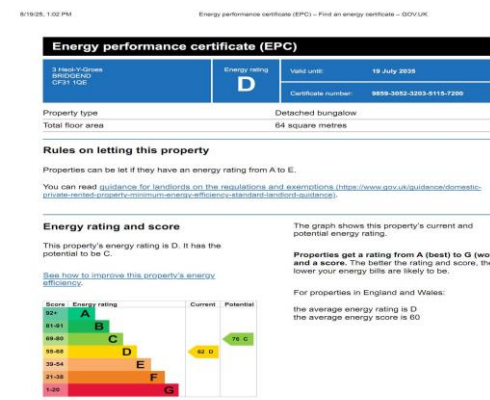
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Junction 36 of the M4 Motorway, travel South along the dual carriageway signposted Bridgend. Proceed over the first roundabout, at the second roundabout take the third exit. Proceed along this road which leads onto Heol Y Groes. The property can be found on the right hand side as indicated by our for sale board.

Viewing strictly by appointment through Herbert R Thomas

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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.

