37 Litchard Park
Litchard
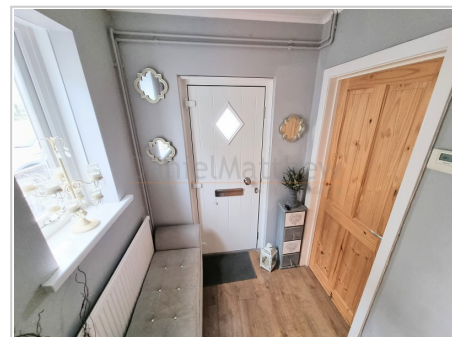# Bridgend
CF31 1PF

£224,000

- Three Bedroom Extended Semi
- Lounge
- Kitchen/Diner/Family Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Drive Parking
- Enclosed Garden
- Close to local amenities, schools and walking distance of Bridgend town
- Call on 01656750764 to arrange an appointment

Ref: PRA10353

Viewing Instructions: Strictly By Appointment Only

General Description

Beautiful three-bedroom semi detached family home in the quiet location of Litchard. This property has two reception rooms, which is a lounge, kitchen/diner family space, utility room and to the first floor three bedrooms and newly fitted bathroom. Open plan Kitchen/diner/family space and utility room to the ground floor. To The first floor three bedrooms and family bathroom. Located close to local schools, shops, and motorway access are easily accessible, a short distance walk to the town and close to the POW Hospital. Viewing's are highly recommended on this property. Contact us today for a viewing.

Accommodation
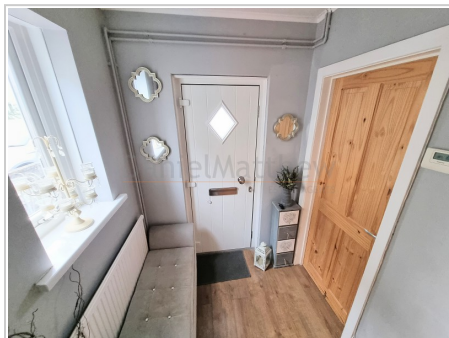
Entrance Hallway

Enter via Composite door into hallway, plain walls, laminate flooring, textured ceiling, radiator, side UPVC double glazed window, under stairs storage cupboard and access to staircase.

Lounge (20' 0" x 17' 0") or (6.10m x 5.18m)

Beautifully presented lounge with UPVC double glazed bay window to front aspect, plain and papered walls, textured ceiling, laminate flooring, radiator ad double floors accessing into the kitchen/diner/ family room.

Kitchen/Diner/Family Room (16' 07" x 17' 11") or (5.05m x 5.46m)

This kitchen/diner and family snug is a must to view space with a wide range of high gloss wall and base units, complimentary hight gloss worktops, composite sink with mixer tap over, middle island gas cooker also has space for to be used as a breakfast bar with seating, plain walls, plain ceiling, ceramic tile flooring, radiator, side UP VC double glazed door and rear UP VC double glazed window and doors which are accessed off from the snug which houses a corner sofa presently and there is door access to the separate utility room.

Utility Room

UPVC double glazed window to side aspect, plain walls, textured ceiling, laminate flooring and wall and base units with plumbing for a washing machine .

Landing

UPVC double glazed window to side aspect, plain walls, carpet flooring, textured ceiling and access to all first floor rooms.

Master Bedroom (10' 11" x 8' 05") or (3.33m x 2.57m)

UPVC double glazed window to the front, plain walls, textured ceiling, laminate flooring, storage cupboards and radiator.

Bedroom Two (10' 06" x 9' 09") or (3.20m x 2.97m)

UPVC double glazed window to the rear aspect, plain walls, textured ceiling, laminate flooring and radiator.

Bedroom Three (6' 10" x 6' 02") or (2.08m x 1.88m)

UPVC double glazed window to the front, plain walls, textured ceiling, laminate flooring and radiator.

Bathroom

UPVC double glazed window to rear aspect, this three piece suite was fitted in 2021 and comprises a panel bath with electric shower over and retractavle shower screen , low level WC and wash hand basin, towel radiator and tile flooring, panel walls and plain ceiling.

Garden

Wall and fence boundary with patio to the top and bottom of the garden giving two entertaining spaces, laid to lawn and path leading to the top seating area, side gate access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B82

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Kitchen / Diner / Family Room

Utility Room

Lounge

Storage

Storage

Entrance Hall

Storage

Bedroom 2

Bathroom

Landing

Master Bedroom

Storage

Bedroom 3

Kitchen / Diner / Family Room

Utility Room

Lounge

Storage

Entrance Hall

Storage

Bedroom 2

Bathroom

Landing

Master Bedroom

Storage

Bedroom 3

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.