

17 Highfield Avenue
Litchard
Bridgend
CF31 1QR

£245,000



- Three Bedroom Semi Detached
- Two Separate Reception Rooms
- Fitted Kitchen
- Conservatory
- Driveway Leading To Garage
- Short Distance To Junc. 36 Of The M4
- Close To Local Amenities & Schools

Ref: PRA10521

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached family home, in the much sought after area of Litchard. Litchard is ideally located, within proximity of Junction 36 of the M4 Motorway, for commuter access and less than a miles drive to Bridgend Town Centre. The property is also within walking distance of the McArthur Glen Designer Outlet, the Princess of Wales Hospital and the well regarded Litchard Primary School. The property comprises of an entrance hall, two separate reception room, fitted kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. The garage is detached and has off road parking with gardens to front and rear.

Accommodation



Entrance Hallway

Enter via UPVC door into hallway, papered walls, textured ceiling, carpet flooring, radiator, access to first floor rooms.



Lounge (15' 7" x 11' 9") or (4.76m x 3.57m)

Spacious 15 ft x 11 ft lounge with a UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring and feature fire.



Dining Room (18' 3" x 8' 2") or (5.56m x 2.49m)

Spacious 18 ft x 8 ft lounge with a UPVC double glazed window and sliding doors to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Kitchen (15' 4" x 7' 5") or (4.68m x 2.25m)

Kitchen with a door to side aspect and rear window, range of wall and base units with complimentary worktop, stainless steel sink, electric oven and hob, breakfast bar area, tile splashback, textured ceiling and vinyl flooring.



Conservatory (11' 9" x 9' 1") or (3.58m x 2.78m)

Bright conservatory overlooking the garden with a rear UPVC window and side patio doors, plain walls, laminate flooring.

Landing

Access to first floor rooms, carpet flooring, papered walls and textured ceiling.



Bedroom One (16' 10" x 15' 6" Max) or (5.12m x 4.72m Max)

Spacious 16 ft x 15 ft bedroom with a UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring and radiator.



Bedroom Two (12' 10" x 11' 9") or (3.91m x 3.57m)

Second double bedroom with a UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring.



Bedroom Three (11' 6" x 9' 2") or (3.51m x 2.79m)

Third double bedroom with a UPVC double glazed window to rear aspect, papered walls, textured ceiling, carpet flooring.



Bathroom (7' 1" x 6' 9") or (2.16m x 2.05m)

Four piece bathroom with low level bath, shower enclosure, low level WC, pedestal wash hand basin, radiator, tile walls and carpet flooring.



Garden

FRONT- Wall boundary with spacious drive, laid to lawn and access to the garage and side spacious storage area.

REAR- Wall boundary with a low maintenance garden, laid to patio, laid to block area, raised borders with foliage, rear storage shed and access to the side storage.



Garage

Garage with up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

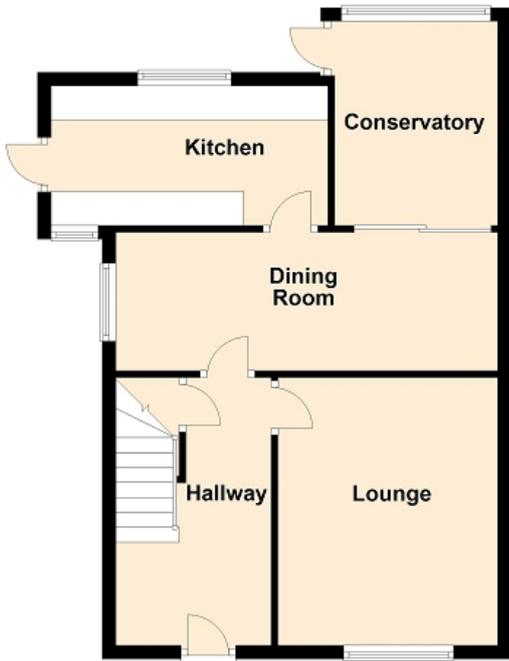
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.