

61 Bryn Llidiard
Litchard
Bridgend County
CF31 1QD

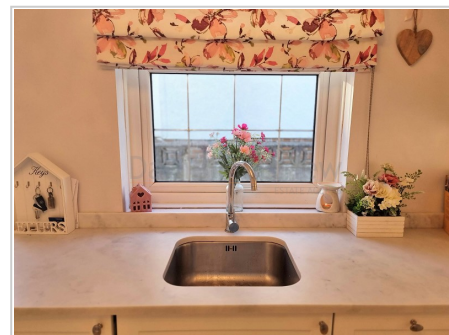
£244,950



- Three Bedroom Detached
- Two Reception Rooms
- Downstairs Bathroom
- Immaculate magnet kitchen recently fitted
- Two Double Bedrooms upstairs
- Bedroom/Reception room Downstairs
- Combi Boiler
- Sought after location of litchard
- Close to local amenities, schools, hospital and excellent M4 links
- No Chain

Ref: PRA10449

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

* Spacious three bedroom detached bungalow. * Daniel Matthew are pleased to offer for sale this detached three bedroom bungalow situated in the popular area of Litchard. Comprising kitchen, lounge, dining room, rear reception room (bedroom three) and downstairs bathroom to the ground floor. To the first floor two double bedrooms. Further benefits off road parking, garage and gardens to front and rear and NO CHAIN. "A must to view to appreciate" Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance Hallway

Enter via UPVC double glazed door to front aspect, plain walls, plain ceiling, laminate flooring, radiator and access to lounge.



Lounge (16' 04" x 10' 02") or (4.98m x 3.10m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, radiator, feature fireplace with electric fire and radiator.



Kitchen (11' 02" x 8' 08") or (3.40m x 2.64m)

Beautiful magnet kitchen with a range of wall and base units, glass display units, integrated fridge, integrated freezer, integrated washing machine and integrated dishwasher, electric hob with electric oven and extractor over and a stunning quartz worktops, plain walls, plain ceiling and UPVC double glazed window and door to side aspect, radiator and lovely porcelain tile floor to finish this lovely space.



Dining Room (9' 07" x 9' 01") or (2.92m x 2.77m)

UPVC french doors to rear aspect of this lovely dining room with plain walls, plain ceiling, laminate flooring and radiator.



Bedroom Three/Reception Room (9' 0" x 9' 11") or (2.74m x 3.02m)

UPVC window to rear aspect of this bedroom/reception room with plain walls, plain ceiling, laminate flooring and radiator.



Bathroom (9' 04" x 5' 09") or (2.84m x 1.75m)

UPVC window to side aspect, three piece suite comprising bath with electric shower over, low level WC and pedestal wash hand basin, towel radiator, plain walls, plain ceiling, tile flooring.



Inner Hallway

Inner hallway linking all the ground floor rooms and access staircase to the first floor bedrooms, plain walls, plain ceiling, laminate flooring, radiator and understairs storage.



Landing

UPVC double glazed window to side aspect, split landing with plain walls, plain ceiling and carpet flooring and access on landing to second floor rooms.



Bedroom One (13' 01" x 9' 11") or (3.99m x 3.02m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, wooden flooring, radiator and eaves storage.



Bedroom Two (14' 05" x 10' 02") or (4.39m x 3.10m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, laminate flooring, radiator, storage cupboard housing boiler and eaves storage.



Outside

Front - Hedge boundary with feature gravel and access to the front door and driveway.

Rear - Hedge boundary with patio, laid to lawn and access to the garage.

Garage- Up and over door with power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E52

Tenure

We are informed that the tenure is Freehold

Length of lease: .

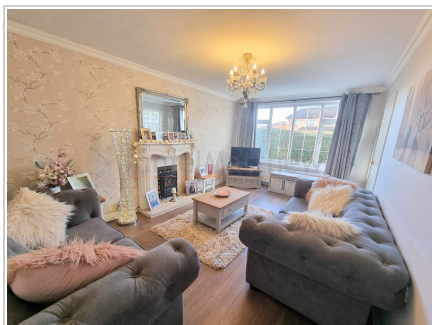
Ground Rent

Service Charge

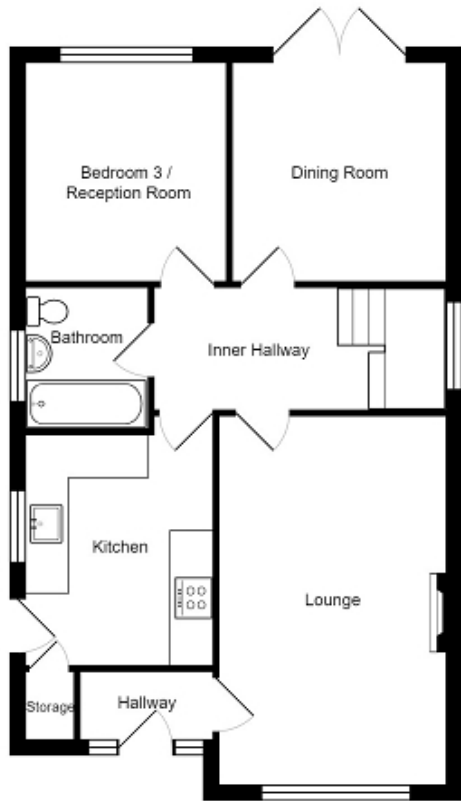
Council Tax

Band Not Specified

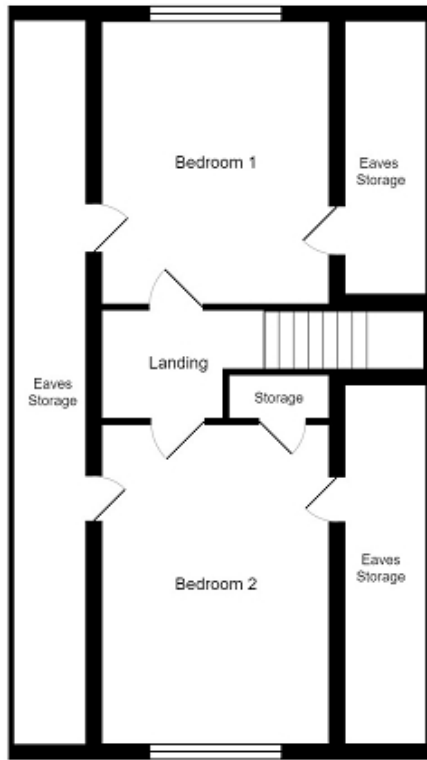
Deposit: £0.00







GROUND FLOOR



FIRST FLOOR

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.