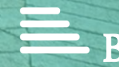




Highfield Avenue  
, Bridgend, CF31 1QR

Offers in the region of £250,000





Highfield Avenue  
, Bridgend, CF31 1QR

McHattons Estate Agents incorporating Reed Evans & Co are delighted to off this extended semi-detached, freehold family house situated in the extremely popular Litchard area. The property benefits from uPVC double glazed units, Solar panels which are owned outright which can help towards the electric costs and a combi gas fired central heating system with a relatively new Worcester boiler. The property will include all fitted carpeting and blinds.

Within the locality is an excellent Primary/Junior school along with a corner shop and a Post Office at nearby Pendre. The property is within walking distance of Litchard Cross where there are regular bus services to and from the town centre, as well as the Princess of Wales hospital, and, for the motorist, there is easy access to the M4 Motorway at Junction 36 adjacent to which is a Sainsbury's supermarket, an Odeon multi screen cinema complex and the McArthur Glen discount designer outlet.

Bridgend town centre has an established shopping area and within the radius of Bridgend there are numerous out of town superstores. There are main bus and rail services from the town centre and within an easy car ride are the coastal areas at Porthcawl, Ogmere by Sea and Southerndown as well as the Vale market town of Cowbridge with its' high street and a Waitrose supermarket.









## Floor Plan



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Dunraven Place, Bridgend, CF31 1JF  
Tel: 01656659262 Email: reedevans@mchattons.co.uk www.mchattons.co.uk

## Area Map



## Energy Efficiency Graph

