



20, Penyrallt Avenue  
Bridgend, CF31 1QG

Watts  
& Morgan



# 20 Penyrallt Avenue

Litchard, Bridgend CF31 1QG

**Guide Price £230,000 - £245,000**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**\*\* GUIDE PRICE £220,000 - £235,000 \*\***

A well proportioned 3 bedroom semi-detached bungalow situated in a quiet cul-de-sac in Litchard. Located with great access to local transport links, Princess of Wales Hospital and Bridgend Town Centre with shops and amenities. Situated conveniently just a short drive from J36 of the M4 Motorway. Accommodation comprises; kitchen, hallway, lounge/dining room, shower room and bedroom three. First floor; two double bedrooms. Externally enjoying a private driveway with off road parking and a well maintained rear garden. Being sold with no onward chain. EPC Rating; 'D'.

## Directions

\* Bridgend Town Centre - 2.0 Miles \* Cardiff City Centre - 21.0 Miles \* J36 of the M4 - 1.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door into the kitchen. The kitchen has been fitted with coordinating wall and base units with complementary work surfaces over. There is a window over-looking the front garden, carpeted flooring and tiling to the walls. Integrated appliances include; 4-ring hob with oven, grill and extractor fan and a stainless steel sink with drainer. There is a further window to the side elevation. Space and plumbing is provided for a washing machine and dishwasher and space for under-counter freestanding fridge and freezer. A door provides access to the lounge. The inner hallway has carpeted flooring and leads into the ground floor shower room.

The shower room is fitted with a 3-piece suite comprising of an adapted walk-in shower, WC and a wall-mounted wash hand basin. With vinyl flooring, tiling to the walls and an obscured PVC window to the side. Bedroom one located on the ground floor, is a double bedroom with carpeted flooring and windows over-looking the rear garden. The lounge/dining room is a spacious reception room with windows to the front aspect and patio doors opening out to the rear. There is carpeted flooring, a feature electric fireplace with electric fire, hearth and surround. There is ample space for both lounge and dining furniture and a staircase rises to the first flooring.

The first floor landing has a built-in storage and doors lead off to bedrooms one and two. Bedroom two is a double bedroom with built-in storage, fitted wardrobes, a window to the front and access to storage in the eaves. Bedroom three is a third double bedroom with built-in wardrobes, carpeted flooring and a window to the rear.

### GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Penyrallt Avenue, no. 20 benefits from a private block paver driveway with off-road parking for numerous vehicles to the side of the property. There is an enclosed lawned garden to the front and to the rear is a well presented garden all on one level with a lawned area with mature shrubs and hedge borders. There is a lower patio area and a raised section laid with stone chippings. There is also a further outdoor store. There is side access around to the driveway.

### ADDITIONAL INFORMATION

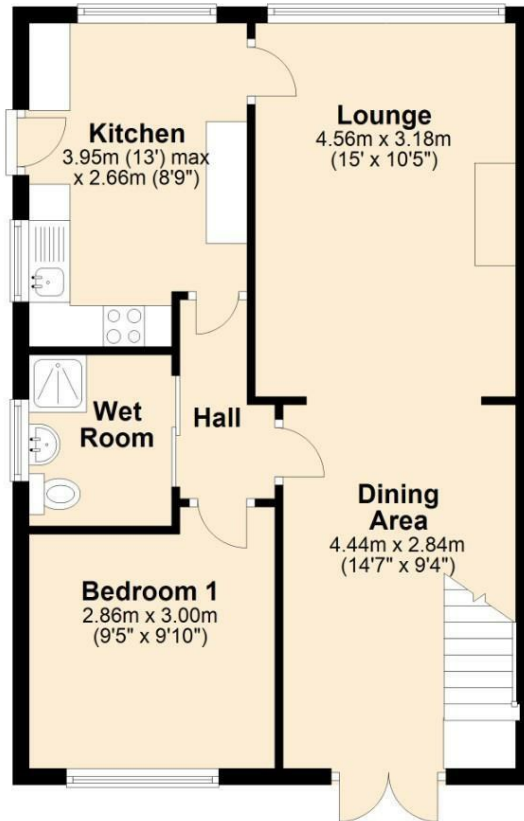
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'C'.





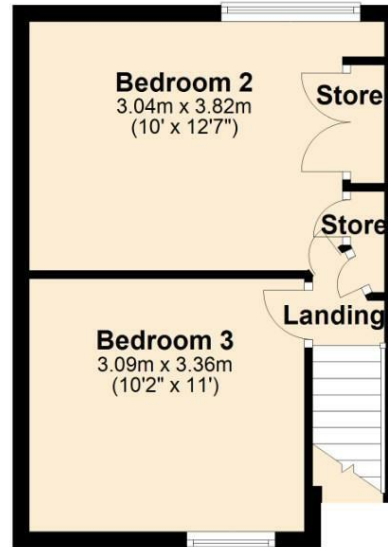
## Ground Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)

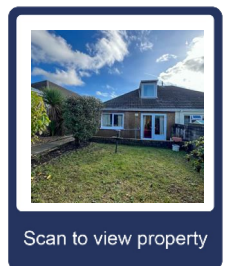


Total area: approx. 80.5 sq. metres (866.8 sq. feet)

**20 Penyrallt Ave, Bridgend**

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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