



Heol-y-groes, Litchard, Bridgend County.
CF31 1QE

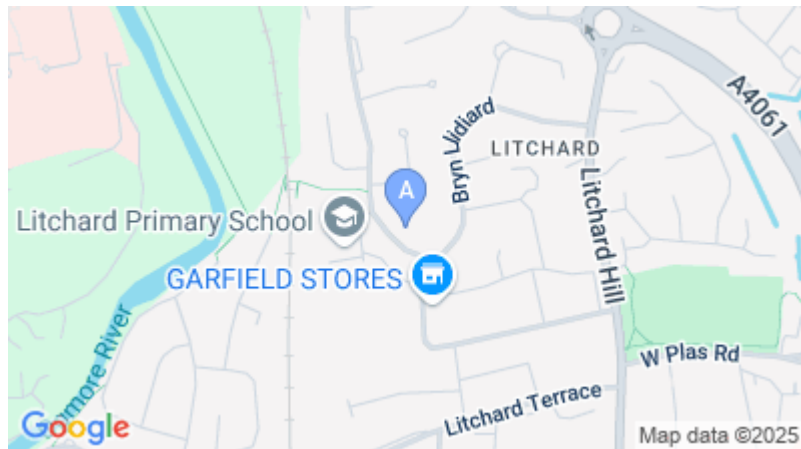
£325,000

Heol-y-groes, Litchard, Bridgend County. CF31 1QE

Well presented three bedroom detached bungalow comprising entrance hall, lounge/diner, kitchen, family bathroom and three bedrooms. Good sized enclosed and private rear garden. OFF ROAD PARKING AND GARAGE. Viewing highly recommended.

£325,000 - Freehold

- Good sized detached bungalow
- Modernised throughout
- Enclosed and private rear garden
- Garage / EPC - D
- Ideal family location / Council tax - D
- Viewing recommended



DESCRIPTION

Introducing this deceptively spacious well presented three bedroom detached bungalow comprising entrance hall, lounge/diner, kitchen, family bathroom and three bedrooms. Good sized enclosed and private rear garden. OFF ROAD PARKING AND GARAGE.

The property is situated in the village location of Litchard which is close to the M4 corridor and McArthur Glen Desinger Outlet. Good access to Bridgend town centre with all its amenities and facilities. Viewing highly recommended.

ENTRANCE

Access via part glazed and frosted PVCu door with PVCu double glazed side panel.

ENTRANCE HALL

Plastered and emulsioned ceiling with inset chrome spotlights. Access to part boarded loft via drop down ladder with lighting and housing the boiler. Plastered and emulsioned walls, skirting, original wooden flooring and radiator. Doors leading off to lounge/diner, kitchen, three bedrooms and family bathroom.

LOUNGE / DINING ROOM (20' 0" x 11' 11") or (6.10m x 3.64m)

Plastered, emulsioned and decorative coved ceiling with two pendant lights. Plastered and emulsioned walls, skirting, radiator and continuation of the wooden flooring. Feature electric fire chimney breast with wooden surround and mantle and alcoves either side. PVCu double glazed window overlooking the front of the property and PVCu double glazed French doors leading out to the front of the property.

KITCHEN (10' 7" x 9' 6") or (3.23m x 2.90m)

Plastered and emulsioned ceiling with inset chrome spotlights. Plastered and emulsioned walls, skirting, radiator and tiled flooring. A range of base and wall units in white gloss effect with complementary square edge laminate wood effect work top with matching up stands. Inset one and a half stainless steel sink with chrome mixer tap. Space for washing machine and fridge/freezer. Integrated double oven, four ring gas hob with grey glass splash back and overhead extractor fan. PVCu double glazed and frosted door leading out to the side of the property and PVCu double glazed window overlooking the side of the property.

BEDROOM 3 (10' 1" x 6' 11") or (3.08m x 2.10m)

Textured ceiling with pendant light. Plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the side of the property.

MASTER BEDROOM (11' 11" x 10' 1") or (3.63m x 3.08m)

Plastered and emulsioned ceiling with pendant light. Plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the rear garden.

BEDROOM 2 (11' 11" x 9' 7") or (3.62m x 2.91m)

Plastered and emulsioned ceiling with pendant light. Plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the rear garden.



FAMILY BATHROOM (6' 4" x 6' 4") or (1.94m x 1.94m)

Plastered and emulsioned ceiling with centre light and extractor fan. Floor to ceiling tiling, towel radiator and grey wood effect vinyl flooring. Three piece suite comprising low level w.c and vanity wash hand basin with chrome taps and bath with overhead chrome mixer shower, hand held shower attachment and chrome taps. Frosted PVCu double glazed window overlooking the side of the property.

OUTSIDE

To the front of the property is a good sized area of lawn with raised beds for mature shrubbery and paving with steps leading to grass area. Tarmac driveway with space for three vehicles leading to the garage accessed via a electric roller shutter door with power, lighting and courtesy door leading to the side. Poured concrete path and outside tap located on the driveway.

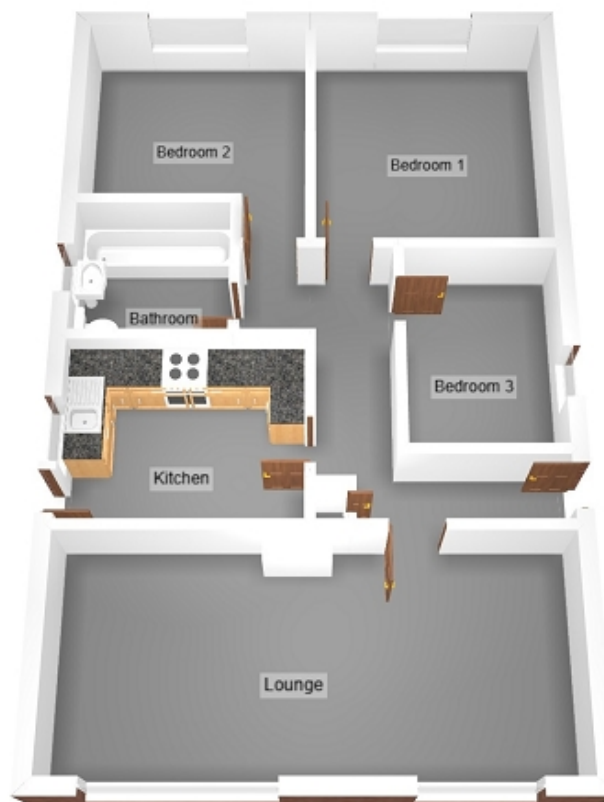
To the rear of the property is a good sized enclosed garden. Laid to patio, steps leading to the first tier which is laid lawn with an area of decorative stone and pathway leading to the rear.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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