

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



8 Heol Castell Coety, Litchard, Bridgend, Bridgend County. CF31 1PU

£300,000



PETER MORGAN

Main Features

- Four double bedroom family size home
- Small cul-de-sac location
- Fully fitted kitchen/ dining room
- Study / Playroom / Bedroom 5
- Family shower room and cloakroom
- Situated in a popular location within 0.25 of a mile from the M4 at Junction 36 and Princess of Wales Hospital
- Convenient for major supermarket, out of Town shopping at McArthur
- Glen designer outlet, local pub/ restaurant & local primary school is within 0.5 miles
- The Heritage coastline is within approximately 8 miles at Ogmere By Sea
- uPVC double glazing, Combi gas central heating and is offered for sale with no onward chain
- Council Tax Band: D. EPC: D

General Information

FOUR DOUBLE BEDROOM (POTENTIAL FOR FIVE), DETACHED FAMILY SIZE HOME IN A SMALL CUL-DE-SAC LOCATION BOASTING OPEN PLAN FULLY FITTED KITCHEN/ DINING ROOM TO GROUND FLOOR, RECEPTION ROOMS, TWO CAR DRIVEWAY, MATURE ENCLOSED REAR GARDEN AND MORE!!

Situated in a popular location within 0.25 of a mile from the M4 at Junction 36 and Princess of Wales Hospital. Ideal for commuters or hospital workers. Convenient for major supermarket, out of Town shopping at McArthur Glen designer outlet, local pub/restaurant & local primary school is within 0.5 miles. Bridgend Town centre is within approximately 2 miles. Cardiff City Centre is approximately 23 miles. Swansea City Centre is approximately 24 miles and the Heritage coastline is within approximately 8 miles at Ogmere By Sea.

This home has modernised accommodation comprising ground floor hallway, cloakroom, study/playroom/bedroom five, lounge with French doors to rear garden, open plan fully fitted kitchen/dining room. First floor landing, family shower room and four double bedrooms. Externally there are gardens to front and rear with driveway parking.

This home benefits from uPVC double glazing, Combi gas central heating and is offered for sale with no onward chain.

GROUND FLOOR

Hallway

uPVC double glazed main entrance door. Wrought iron spindled and carpeted staircase to 1st floor. Radiator. Understairs store cupboard. 'Ward' digital central heating thermostat. Laminate flooring. Mains powered smoke alarm.

Cloakroom

uPVC double glazed window to front. Fitted two piece suite in white comprising close coupled WC with enclosed cistern and push button flush, wall mounted hand wash basin with monobloc tap and tiled splashback. Radiator. Laminate flooring.

Study/ Playroom/ Bedroom

Versatile room that could be used for various purposes to include ground floor bedroom. uPVC double glazed window to front. Radiator. Laminate flooring. Internet connection point.

Lounge

uPVC double glazed French doors to rear garden. Laminate flooring. Wall and ceiling lights. Radiator. Coved ceiling. Freestanding feature fireplace. Wired for wall mounted television.

Kitchen / Dining Room

Open plan space with double aspect as follows..

Kitchen

uPVC double glazed window to front. Fitted contemporary kitchen with black shaker style doors and brass handles. Marble effect laminate worktops with matching splashback. Integral oven, grill, ceramic hob, extractor hood, fridge freezer and dishwasher. Laminate flooring. Inset ceiling spotlights. Mains powered smoke alarm. Boxed in consumer unit. Open access to..

Dining Area

uPVC double glazed window to rear. Radiator. Wall and ceiling lights. Laminate flooring.

FIRST FLOOR

Landing

Fitted carpet. Attic entrance with loft ladder leading to a boarded loft space with light. White vertical panelled doors to 1st floor rooms and utility cupboard which is plumbed for washing machine and has a hanging rail and worktop.

Family Shower Room

uPVC double glazed window to side. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush and wash basin with monobloc tap set in vanity unit, shower cubicle with Rainstorm mixer shower and hair wash spray. Glass screen. Tile effect PVC clad surround. Heated 6' towel rail. Tiled floor. Extractor fan.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to front. Radiator. Fitted open wardrobes. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 4

uPVC double glazed window to front. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Laid to lawn. Driveway parking for two cars. Pathway entrances to both sides of property leading to rear garden. Courtesy light. Ornamental shrubs. Paved pathway to front door.

Rear Garden

Laid with lawns and paved patio. A variety of ornamental shrubs. Floodlight. Wood fenced perimeter. Traditional washing line. Outdoor power point.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

D

Current heating type

Combi

Tenure

Freehold

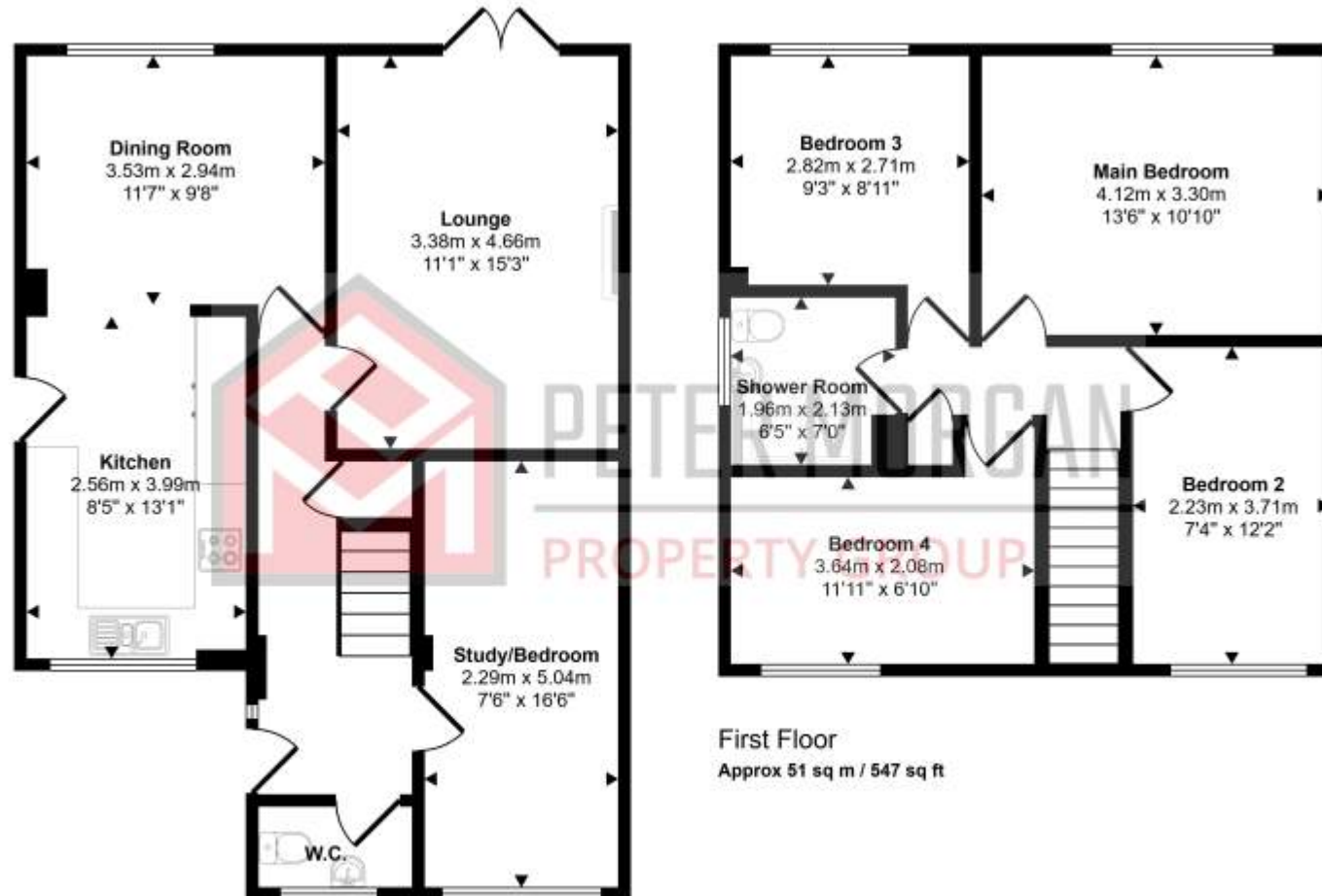








Approx Gross Internal Area
111 sq m / 1200 sq ft




First Floor
Approx 51 sq m / 547 sq ft

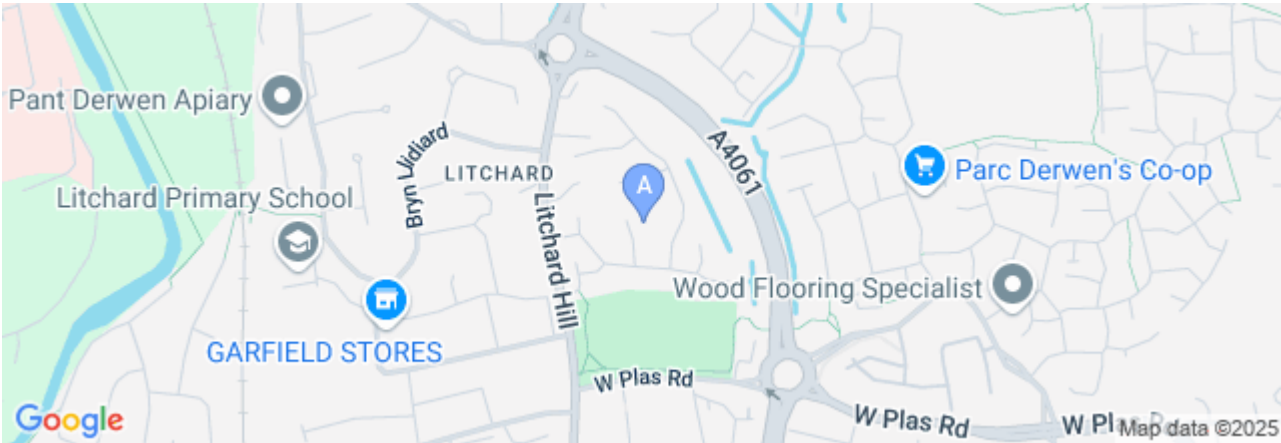
Ground Floor
Approx 61 sq m / 654 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Bridgend County Branch

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