



Litchard Cross, £220,000

- Three Bedrooms
- Semi-Detached
- Off-Street Parking
- Two Reception Rooms
- No Onward Chain
- Council Tax - Band C
- EPC Rating: D



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About the property

Welcome to this charming 3-bedroom semi-detached home, nestled in the sought-after area of Litchard, Bridgend. Perfect for family living, this property offers a generous front garden with a large driveway, ensuring ample parking and a welcoming entrance. Ideal for commuters and families as the property is situated near Bridgend town centre, a wide range of local schools, the Princess of Wales hospital, and provides close links to M4 motorway.

As you step inside, the porch leads into a hallway giving access to two spacious reception rooms. One of the reception rooms flows seamlessly into the open-plan kitchen and dining area, perfect for entertaining. The kitchen offers direct access to a generously sized enclosed rear garden, ideal for outdoor activities or relaxing with the family. Additionally, the ground floor includes a well-sized shower room, providing extra convenience.

Upstairs, you'll find three well-proportioned bedrooms and a second shower room, making this home ideal for family living. The first floor also boasts access to a loft room, which offers the potential to be converted into an additional bedroom or versatile living space.

This property has been cherished by the current family for many years and presents the perfect opportunity for new owners to create their dream home. Don't miss the chance to view this fantastic home in a prime location! Please call 01656 657201 or visit www.peteralan.co.uk

Accommodation

Entrance Hallway

Living Room - 13' 7" x 12' 2" (4.14m x 3.71m)

Living Room - 14' x 11' 8" (4.27m x 3.56m)

Kitchen - 18' 5" x 8' 2" (5.61m x 2.49m)

Shower Room

Bedroom One - 11' 5" x 12' 4" (3.48m x 3.76m)

Bedroom Two - 10' 2" x 10' 4" (3.10m x 3.15m)

Bedroom Three - 8' 3" x 9' 6" (2.51m x 2.90m)

Rear Garden



Floorplan



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