



## Bracken Way, £350,000

- Four bedroom Detached Family Home
- Integral Garage and Driveway
- Quiet Cul-de-sac close to Princess of Wales Hospital
- Council Tax Band F
- No Ongoing chain
- EPC Rating: Awaited



 4  2  2



## About the property

Spacious 4-Bedroom Detached Family Home in Sought-After Bracken Way, Litchard - No Onward Chain

Located in a quiet and desirable cul-de-sac within the popular village of Litchard, Bridgend, this well-proportioned four-bedroom detached family home is perfectly suited for a growing family seeking space, convenience, and a peaceful setting.

Occupying a prime plot with views to the rear, the property offers a welcoming entrance hall, a bright and spacious living room to the front, and double doors opening to a separate dining room - ideal for both everyday living and entertaining. The modern fitted kitchen provides plenty of storage and worktop space, complemented by a separate utility room and a downstairs cloakroom for added convenience. An integral garage offers excellent storage or the potential for conversion into additional living space or a home office.

Upstairs, the first floor hosts four well-sized bedrooms and a modern family shower room, offering flexible space for children, guests, or home working.

Externally, the property is set on a corner plot with a gated front lawn, a private driveway, and a beautifully enclosed rear garden enjoying lovely views, ideal for relaxing or family gatherings.

Situated just moments from the Princess of Wales Hospital, within easy reach of M4 motorway links and McArthurGlen Designer Outlet, this is a fantastic opportunity to secure a spacious home in a well-connected and family-friendly location.





## Accommodation

### Entrance Hall

**Living Room** - 17' 5" x 11' 9" ( 5.31m x 3.58m )

**Dining Room** - 9' 6" x 14' 4" ( 2.90m x 4.37m )

**Kitchen** - 13' 9" max x 11' 2" max ( 4.19m max x 3.40m max )

**Utility** - 7' 6" x 6' 2" ( 2.29m x 1.88m )

**Garage** - 7' 6" x 17' 2" ( 2.29m x 5.23m )

### First Floor

#### Landing

**Bedroom One** - 15' 2" x 11' 3" ( 4.62m x 3.43m )

**Bedroom Two** - 15' 2" max inc recess x 12' 11" ( 4.62m max inc recess x 3.94m )

**Bedroom Three** - 8' 6" x 8' 5" ( 2.59m x 2.57m )

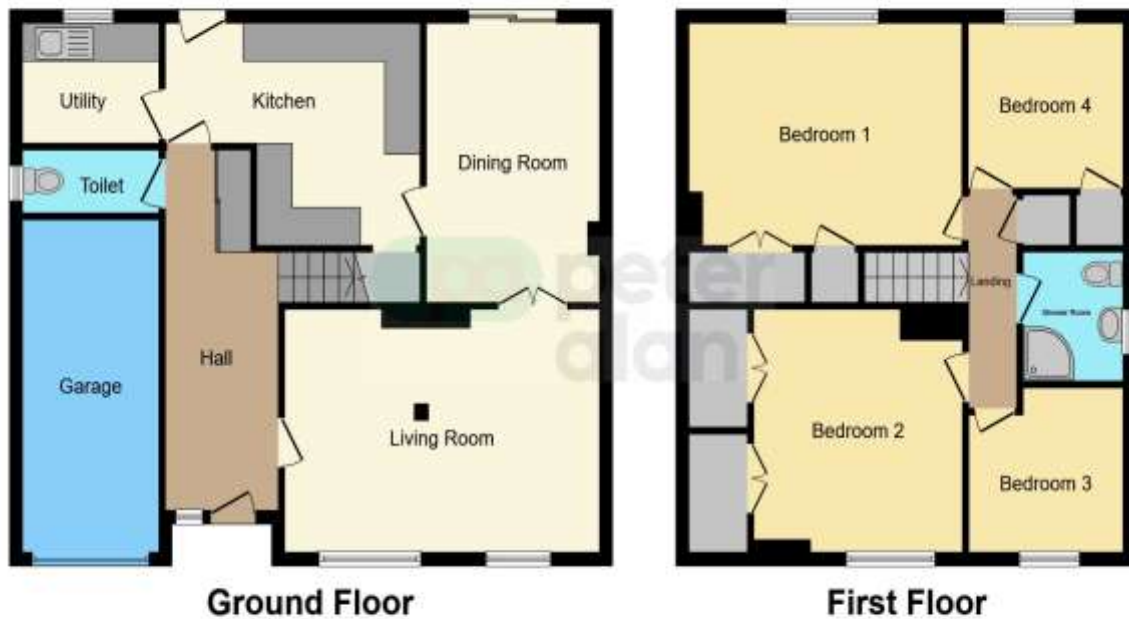
**Bedroom Four** - 8' 6" x 8' 8" ( 2.59m x 2.64m )

#### Shower Room

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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