



## Litchard Cross, offers in the region of £280,000

- Three Bedrooms And A Loft Space
- Driveway And Garage
- Close To M4, Bridgend Outlet and Princess Of Wales Hospital
- Council Tax Band D
- Conservatory
- EPC Rating: C



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01656 657201  
[bridgend@peteralan.co.uk](mailto:bridgend@peteralan.co.uk)





## About the property

Situated on a generous corner plot in the sought-after location of Litchard, Bridgend, this spacious three-bedroom detached property offers excellent family accommodation both inside and out.

The property benefits from a wraparound garden, providing ample outdoor space, along with a detached garage and driveway positioned to the side of the property, offering convenient off-road parking.

The accommodation briefly comprises an entrance hall, a bright and welcoming lounge with a separate dining area, ideal for entertaining, a spacious conservatory to the side overlooking the garden, and a well-equipped kitchen.

To the first floor are three well-proportioned bedrooms and a family bathroom. In addition, the property benefits from an additional loft room, which could be utilised for storage or potentially as a home office, subject to any necessary consents.

Ideally located, the property is within a short distance of the Princess of Wales Hospital and offers easy





## Accommodation

### Entrance Hall

### Lounge

12' 6" max x 12' max ( 3.81m max x 3.66m max )

### Dining Room

9' 2" x 6' 7" ( 2.79m x 2.01m )

### Conservatory

21' max x 10' 6" max ( 6.40m max x 3.20m max )

### Kitchen

9' 6" x 8' 7" ( 2.90m x 2.62m )

### First Floor

### Landing

### Bedroom One

12' 8" max x 11' 10" max ( 3.86m max x 3.61m max )

### Bedroom Two

9' 6" x 9' 3" ( 2.90m x 2.82m )

### Bedroom Three

7' 7" x 6' 7" ( 2.31m x 2.01m )

### Bathroom

### Loft Room

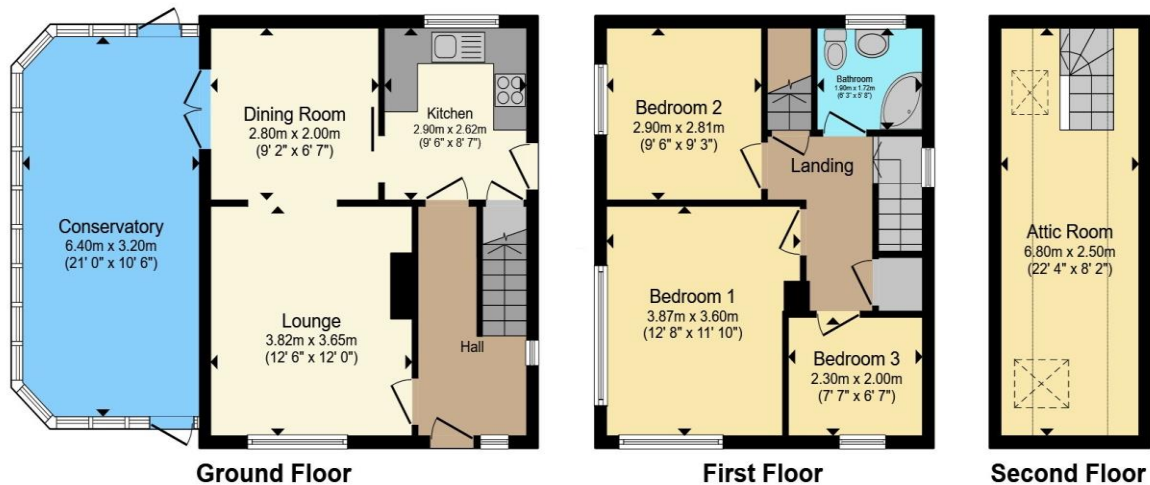
22' 4" max x 8' 2" max ( 6.81m max x 2.49m max )

### Garage

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## Floorplan



Total floor area 117.2 m<sup>2</sup> (1,261 sq.ft.) approx

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