



Litchard Cross, offers in the region of £270,000

- 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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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

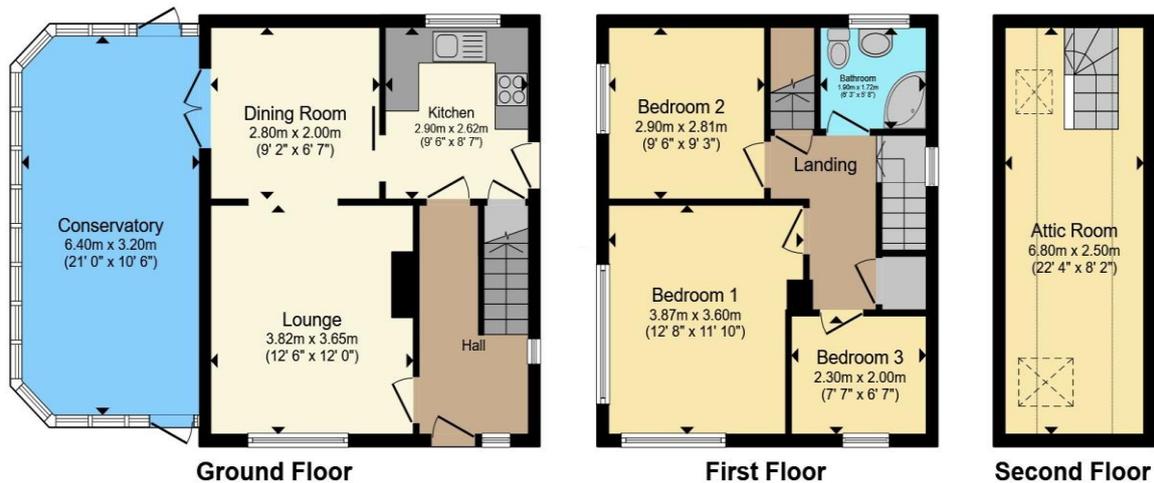
22' 4" max x 8' 2" max (6.81m max x 2.49m max)

Garage

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Floorplan



Total floor area 117.2 m² (1,261 sq.ft.) approx

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