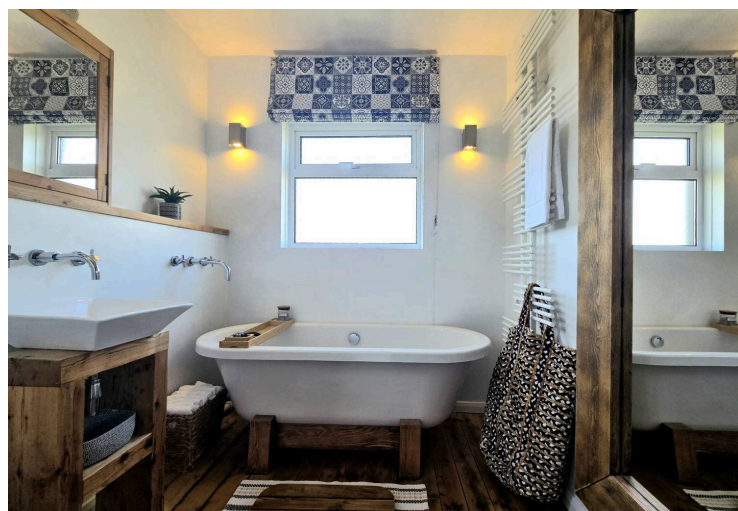
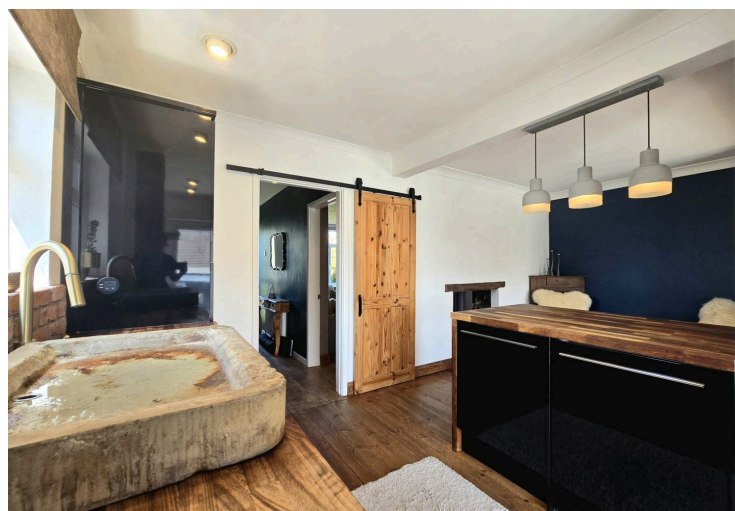




39 Bryn Llidiard, Bridgend

£299,950 Freehold

A charming three bedroom semi detached period home • Situated in a highly sought after area within upper Litchard • Offering an abundance of space with a double width single story rear extension • Impressive open plan kitchen/dining/living space • Ground floor shower room and first floor bathroom • Bow bay windows to the front lounge and front bedroom • Corner plot position benefitting from front, side and rear landscape gardens • Elevated views over Bridgend town from the rear • Driveway off road parking for three vehicles plus a detached garage with store shed to the rear • Within walking distance to a reputable primary school, play parks, local shop and rural walks • Convenient commuter access to the nearest M4 junction in under five minutes

DanielMatthew
ESTATE AGENTS



Council Tax band: D

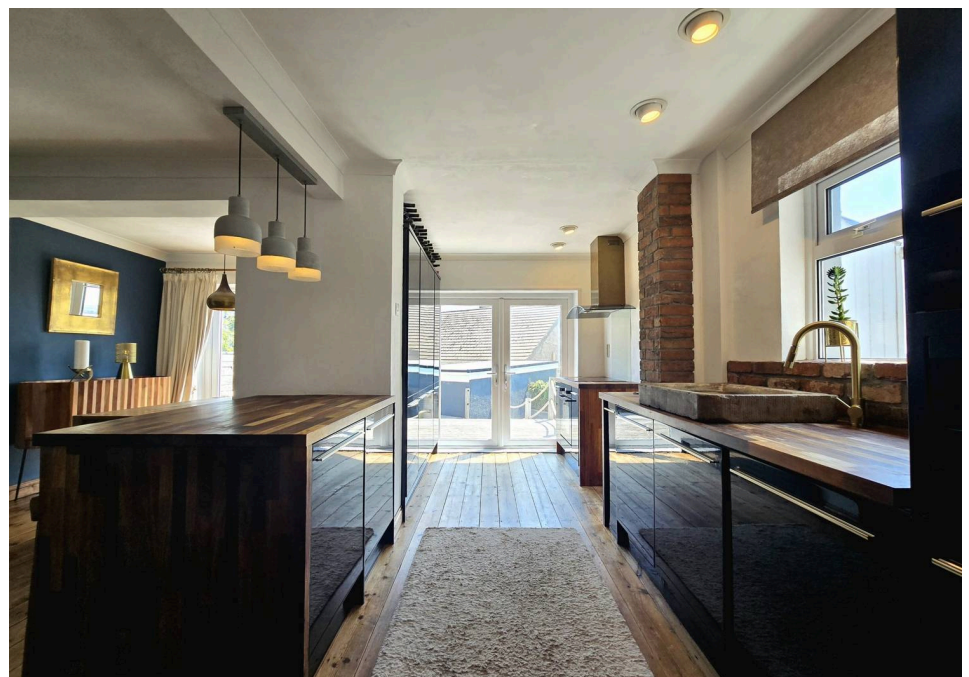
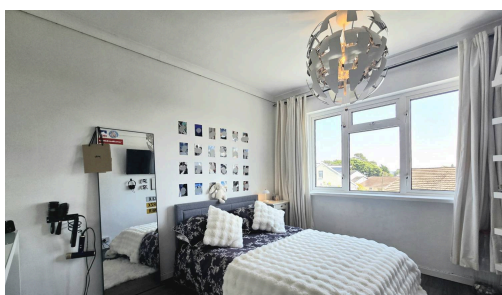
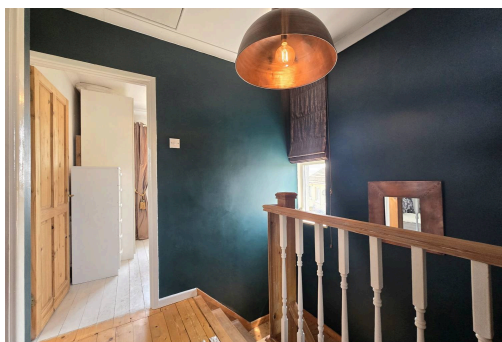
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



- A charming three bedroom semi detached period home
- Situated in a highly sought after area within upper Litchard
- Offering an abundance of space with a double width single story rear extension
- Impressive open plan kitchen/dining/living space
- Ground floor shower room and first floor bathroom
- Bow bay windows to the front lounge and front bedroom
- Corner plot position benefitting from front, side and rear landscape gardens
- Elevated views over Bridgford





Hallway

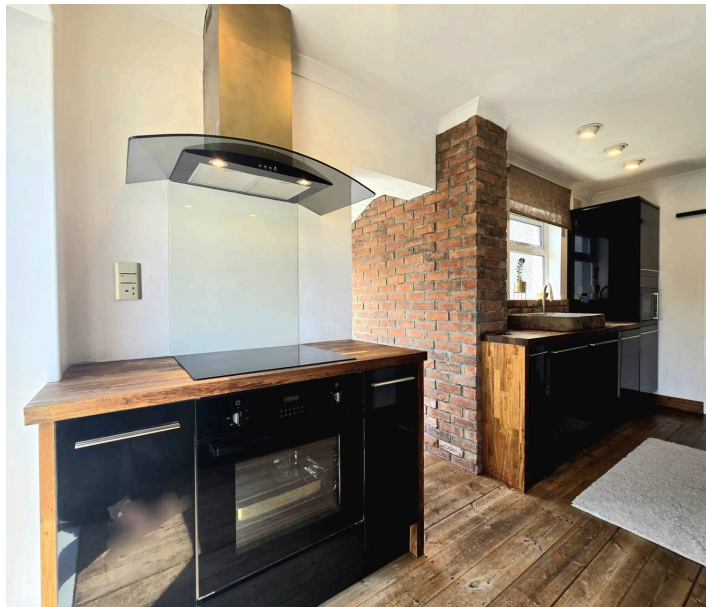
13' 5" x 6' 1" (4.08m x 1.86m)

The property is entered via a composite and glazed panel door into an inviting entrance hallway, decorated with warm tones and complimented by solid wood flooring and a fixed solid oak staircase giving access to the first floor accommodation. The hallway provides access to the lounge, open plan kitchen/dining/living area and the ground floor shower room.

Lounge

17' 3" x 11' 9" (5.26m x 3.59m)

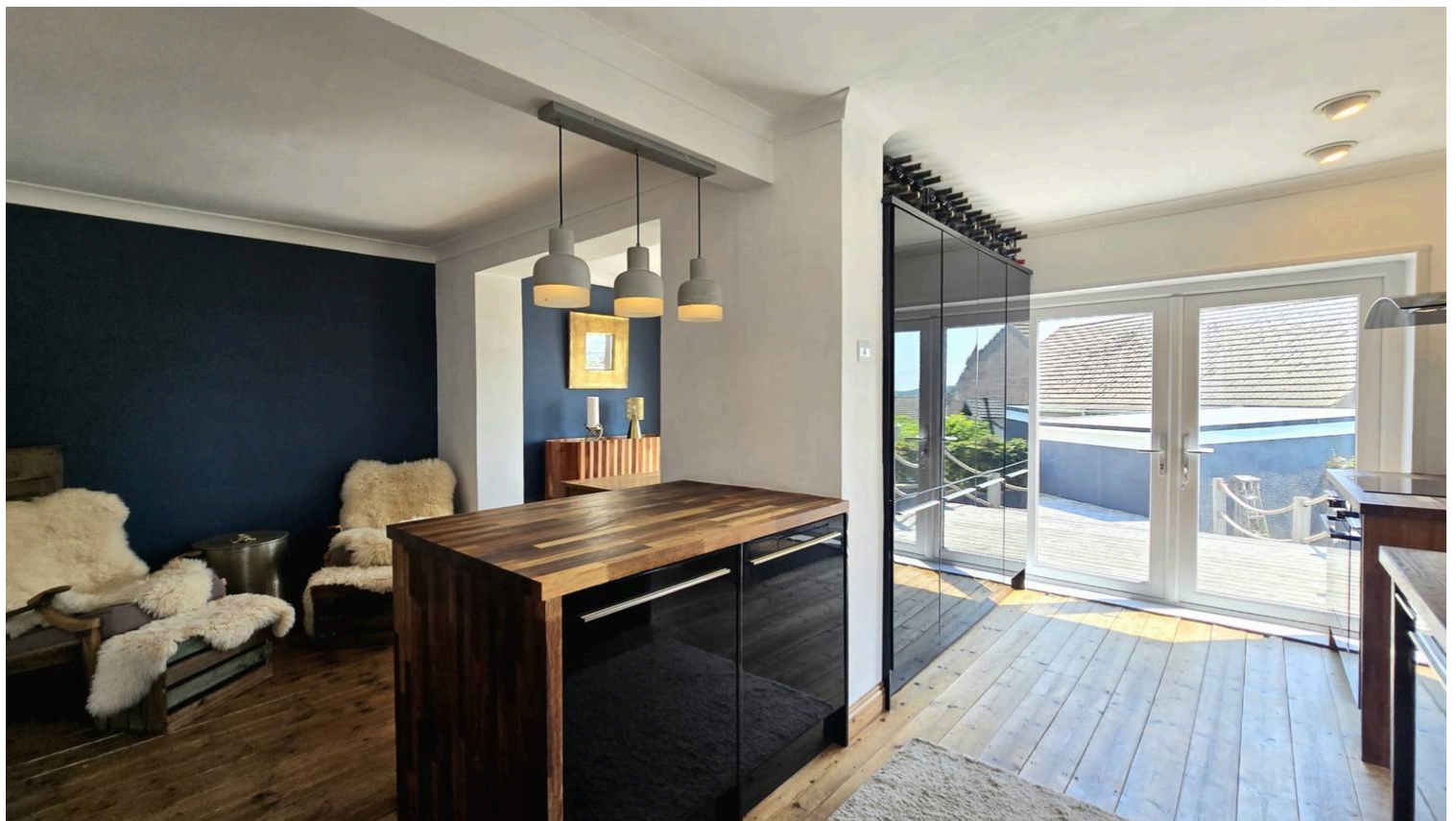
The spacious front lounge benefits from a continuation of the solid wood flooring as the hallway and features a bespoke free standing wood burner, set on an ornate slate hearth. The log burner is positioned between the lounge and open plan kitchen/living/dining area, providing warmth to both areas of the property. The room is flooded with natural light from a large bow bay window to the front.



Kitchen/Dining/Living Area

16' 0" x 17' 11" (4.87m x 5.46m)

The heart of the home is located to the rear in the impressive kitchen/dining/living area. The rustic charm continues through with solid wood flooring, brick slip ornate feature wall and a bespoke solid stone sink, reclaimed from a 18th Century dairy farm. The kitchen is fitted with a matching range of modern base and larder units, complimented by solid wood worktops. It features an integrated microwave, dishwasher, washing machine, under counter fridge and an electric oven with four burner electric hob. Access to the garden is achieved via



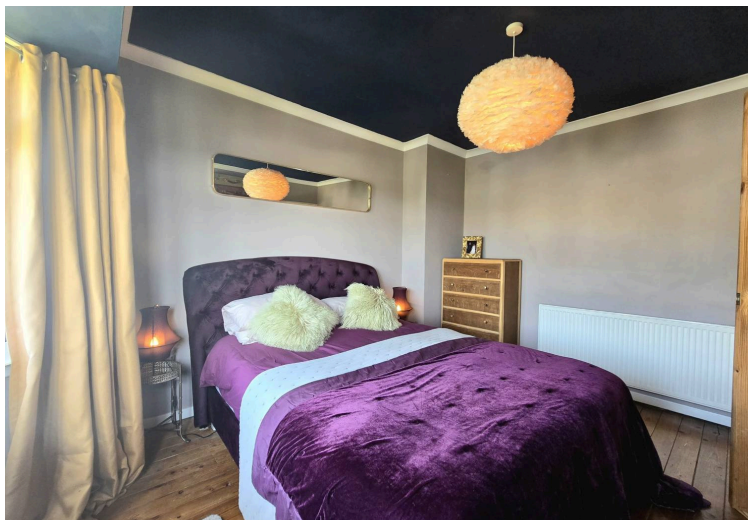
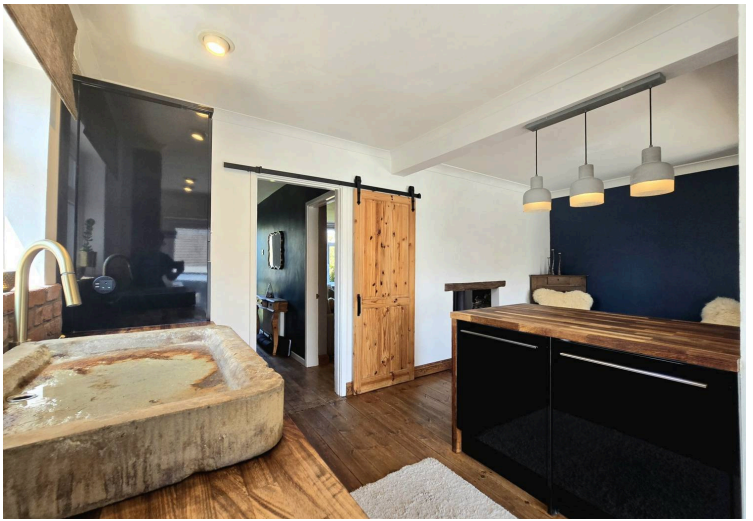
FRONT GARDEN

Benefitting from a corner plot position, the property benefits from an established landscaped front garden, providing a welcomed barrier between the road side and the front of the property. The main garden is mainly laid to lawn, with a small conifer hedgerow along the front boundary and mature flower and shrub borders.

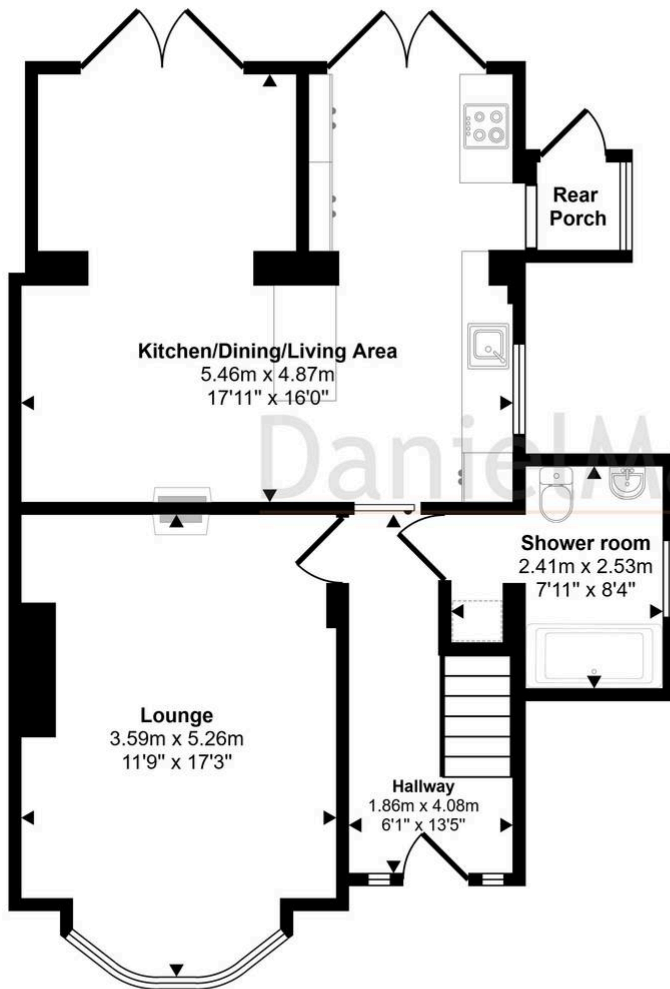
REAR GARDEN

The impressive landscaped rear garden has been thoughtfully designed to offer a low maintenance area to enjoy. A substantial raised wooden decked platform, split over two levels, occupies the majority area of the garden, benefitting for elevated scenic views down towards Bridgend town. The lower side of the garden offers a level paved patio space that extends to the front, providing access to the side porch and external outbuildings.

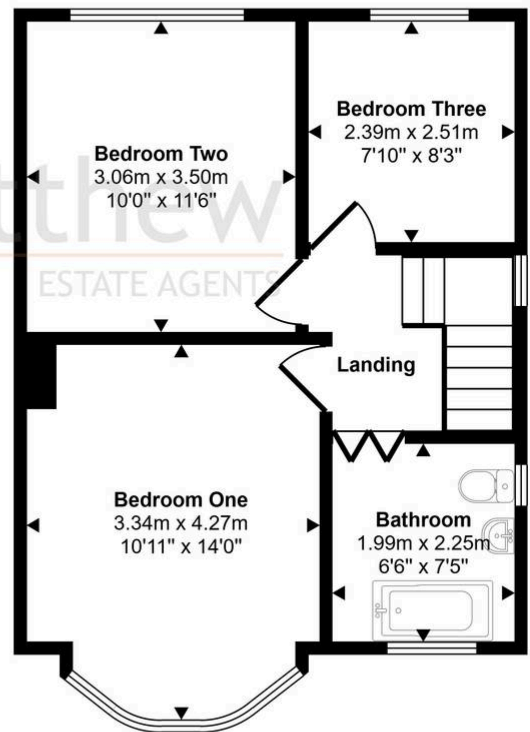




Approx Gross Internal Area
99 sq m / 1063 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 41 sq m / 439 sq ft

 Denotes head height below 1.5m

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.