

HUNTERS®

HERE TO GET *you* THERE



Glen View

Litchard, Bridgend, CF31 1QU

Offers In Excess Of £250,000



Council Tax: D



2 Glen View

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Porch

with tiled flooring, skimmed walls and ceiling with spot lighting, windows to front, front door and secondary door to hallway

Hallway

with carpets, skimmed walls and textured ceiling which is coved with central lighting, stairs to first floor, door to:

Cloakroom

off hallway with tiled flooring and walls, clad ceiling with spot lighting, window to side, radiator, wc and hand wash basin.

Lounge

18'9" x 12'3" (at widest) (5.72m x 3.73m (at widest))
With carpets, skimmed walls & textured ceiling which is coved with central light fittings, radiator, power & tv points, patio doors to front, French doors to dining.

Kitchen dining

19'2" x 14'6" (at widest) (5.84m x 4.42m (at widest))
with oak flooring, skimmed walls and ceiling which is coved with spot and pendant lighting. Selection of base and wall units in oak shaker style with granite effect worktops, sink & drainer, integral appliances to include electric oven and grill, microwave, coffee maker, gas hob and hood, fridge freezer, dishwasher, window and French doors to rear and side door, radiator.

Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister, attic access, airing cupboard, doors to:

Bedroom 1

12'8" x 13'11" (at widest) (3.86m x 4.24m (at widest))

with carpets, skimmed walls and ceiling which is coved with central lighting, window to front, radiator, built in storage.

Bedroom 2

12'8" x 10'10" (at widest) (3.86m x 3.30m (at widest))

with carpets, skimmed walls and ceiling which is coved with central lighting, window to rear, radiator, built in storage.

Bedroom 3

10'6" x 8'1" (3.20m x 2.46m)

with carpets, skimmed walls and ceiling which is coved with central lighting, window to front, radiator, built in storage.

Bathroom

7'0" x 5'8" (2.13m x 1.73m)

with tiled flooring and walls with lad ceiling with spot lighting, chrome towel radiator, three piece suite, wc and sink built into vanity storage, and bath with thermostatic shower and glass screen window to rear.

Gardens

Front open garden with sloped lawn to front and steps up to terrace which has artificial grass, side gated access. Concrete driveway leading to single garage with up and over front door, power and lighting.

Enclosed rear garden with patio against house with steps up to second tier which is chipped with top

decking area. Purpose built utility room with glazed door and window, shower facility, plumbing for washing machine with worktop and shelving.



Road Map



Hybrid Map



Terrain Map



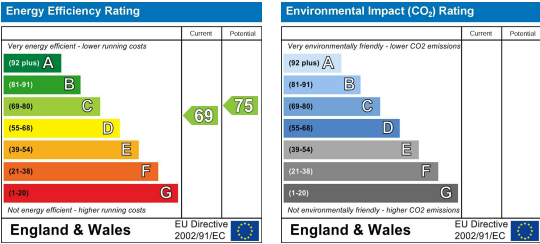
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.