



3, Bryn Llidiard  
Bridgend, CF31 1QN

Watts  
& Morgan



# 3, Bryn Llidiard

Bridgend CF31 1QN

**£220,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional 3 bedroom semi-detached property situated just off Litchard Hill. The property is located conveniently within walking distance of Princess of Wales Hospital, McArthur Glen Shopping Outlet and just a short drive from Junction 36 of the M4 Motorway and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, dining room, WC and kitchen. First Floor; 2 double bedrooms, 1 single room, shower room and separate WC. Externally offering a private drive to the side, single garage and rear garden. Being sold with no onward chain.

## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff City Centre - 19.0 Miles \* J36 of the M4 - 3.5 Miles



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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panels into the entrance hallway with original wood block Herringbone flooring and a carpeted staircase leads up to the first floor. There is understairs storage and all doors lead off. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with tiling to the walls and a window to the side. The living room benefits from carpeted flooring, a bay window overlooking the front and a central feature gas fire on a stone hearth with an oak mantel. There is built-in shelving and sliding doors leads into the dining room. The dining room has carpeted flooring, double doors opening out onto a decked seating area and a central feature electric fire with an oak mantel. The kitchen has been fitted with a range of coordinating base units with work surfaces over, tiled splash-backs, windows to the side and rear aspects and a partly glazed PVC door opening out to the side. The kitchen has vinyl tiled flooring. Integrated appliances include the 4-ring electric hob with oven and grill. Space is provided for a freestanding washing machine and a fridge/freezer.

The first floor landing offers carpeted flooring, a window to the side and all doors lead off. Bedroom One is a double bedroom with a bay window to the front, carpeted flooring and 2 sets of built-in wardrobes. Bedroom Two is a second double bedroom with carpeted flooring, built-in wardrobes and a window to the rear. Bedroom Three is a single room with carpeted flooring and a window to the front. There is also access to the loft hatch. The shower room is fitted with a double walk-in shower, a wash hand basin with storage unit and a window to the rear with tiling to the walls and carpeted flooring. There is a separate WC.

### GARDEN AND GROUNDS

Approached off Bryn Llidiard, no. 3 benefits from a private driveway to the side with off-road parking for 2/3 vehicles leading down to the single garage with manual up and over door. To the rear of the property is a raised decked seating area and there is a lower paved garden with an outdoor water feature with an abundance of shrubs and trees.

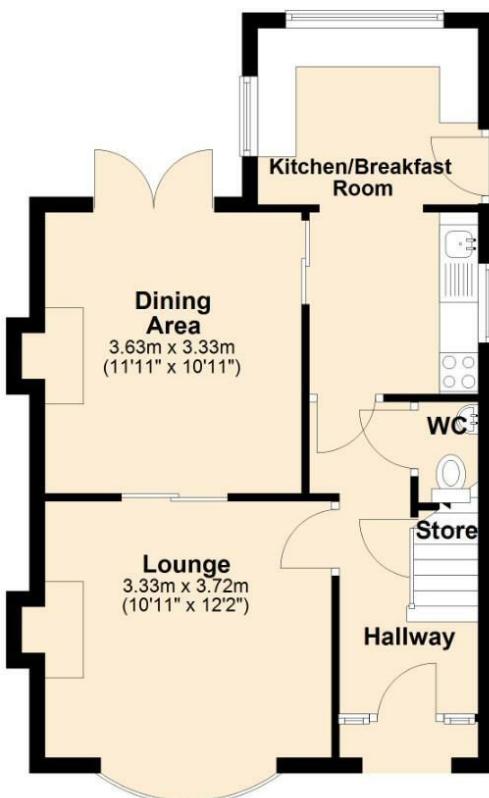
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'D'.



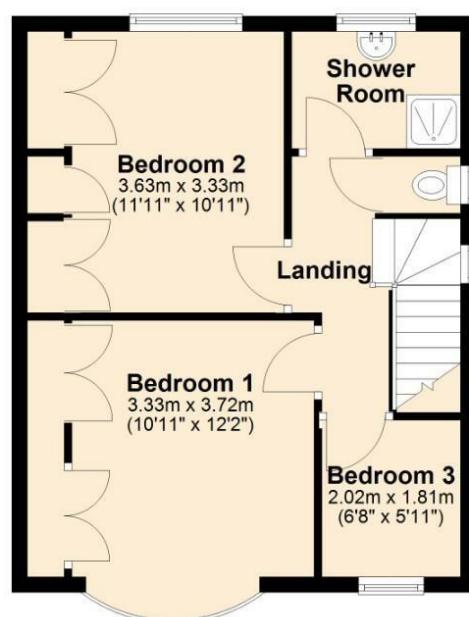
## Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



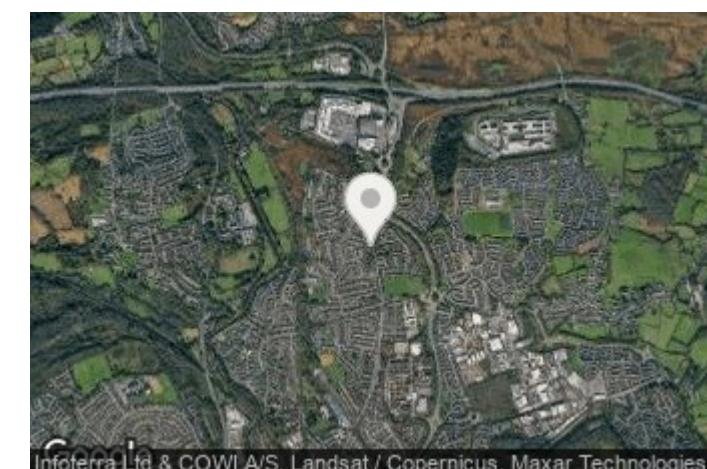
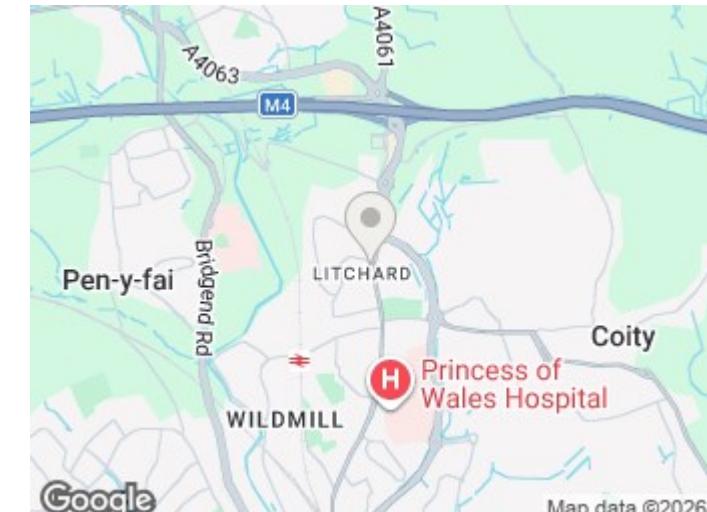
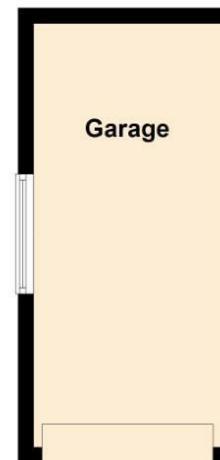
## First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



## Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 13.6 sq. metres (146.2 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		60
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Scan to view property

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