



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

### 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.

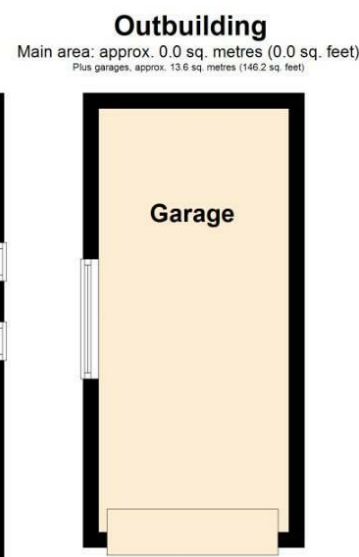
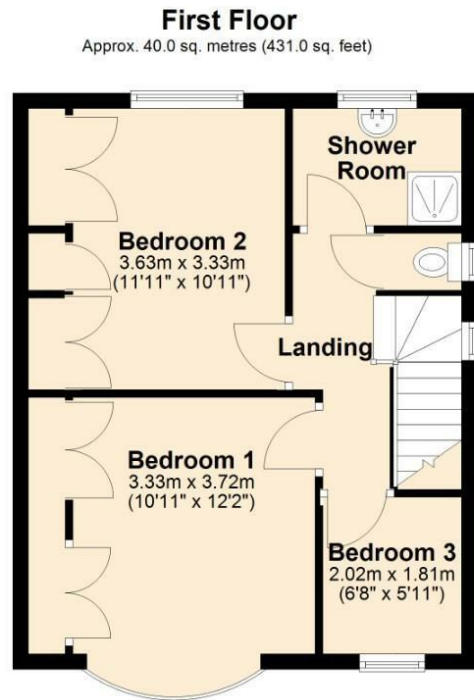
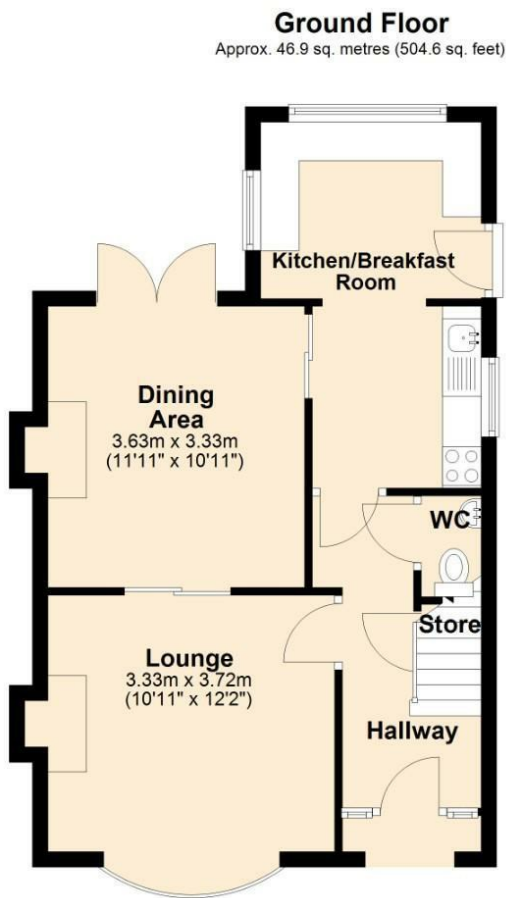
### GARDEN AND GROUNDS

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

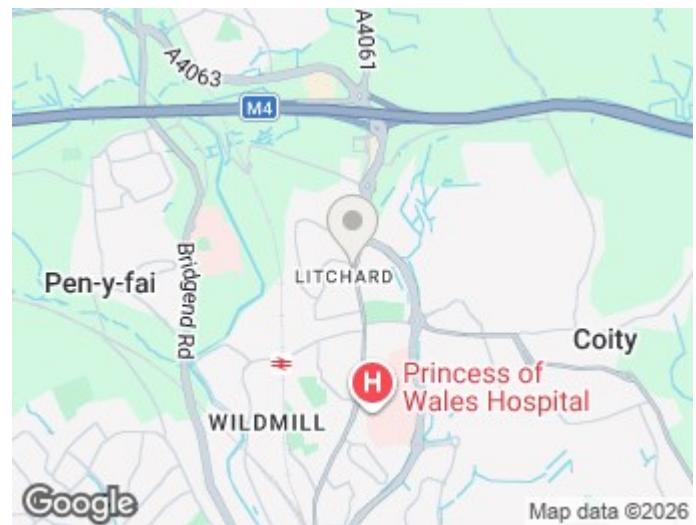
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'D'.



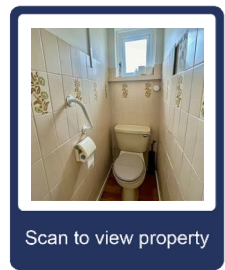


**Main area: Approx. 86.9 sq. metres (935.5 sq. feet)**  
Plus garages, approx. 13.6 sq. metres (146.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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