



35 Penyrallt Avenue
Litchard, Bridgend, CF31 1QG

WATTS & MORGAN 160 YEARS

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£259,950 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this traditional bay-fronted three bedroom semi-detached property located in the sought after area of Litchard, Bridgend. Within close proximity to J36 of the M4 and walking distance to McArthur Glen Retail Outlet and local schools. Accommodation comprises; entrance hall, lounge, kitchen/dining room and WC. First floor landing, two double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with a spacious south facing enclosed garden with decking area and a garden shed. EPC Rating "C."

- Bridgend Town Centre 1.8 miles
- Cardiff City Centre 21.9 miles
- M4 (J36) 1.0 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering a carpeted staircase to the first floor landing, a cupboard for storage and original herringbone flooring.

The lounge is a light and airy reception room offering bay fronted uPVC windows, continuation of original herringbone flooring and space for freestanding furniture.

The open plan kitchen/dining room has been fitted with a range of shaker style wall and base units with wood effect surfaces. Integral appliances to remain include; oven and grill with 5-ring gas hob and extractor fan over, fridge freezer, dishwasher and tumble dryer. Further features include Karndean flooring, a one and a half Belfast sink unit, a uPVC window overlooking the rear garden, a uPVC window to the side elevation and a heated towel rail. The dining area offers continuation of Karndean flooring, space for freestanding furniture and uPVC patio doors provide access to the rear garden.

A 2-piece WC serves the ground floor.

FIRST FLOOR

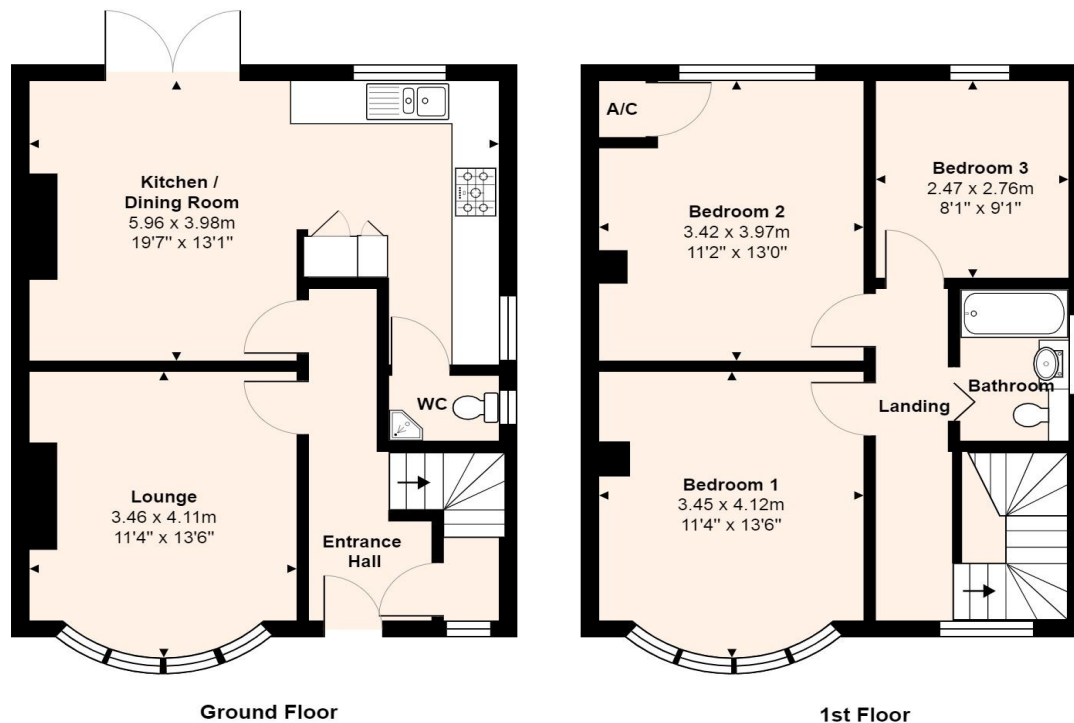
The first floor landing offers carpeted flooring, a uPVC window to the front elevation and a loft hatch giving access to the partly boarded loft space.

Bedroom one is a spacious double bedroom offering carpeted flooring, uPVC bay fronted windows and space for freestanding furniture.

Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard housing the combi boiler.

Bedroom three is a comfortable single bedroom offering carpeted flooring and a uPVC window to the rear elevation. The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin set within a vanity unit and WC. Further features include; fully tiled walls, vinyl flooring, a heated towel rail and a uPVC window to the side elevation.





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Total Area: 93.2 m² ... 1003 ft²
All measurements are approximate and for display purposes only

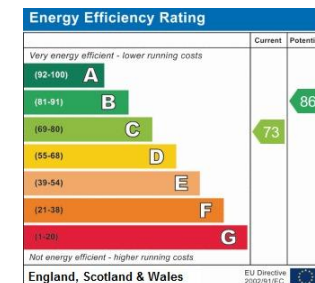
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.35 is accessed off the road onto a private driveway with space for 2 vehicles and a courtesy wooden gate leads to the rear garden. To the front is a paved garden enclosed by a brick wall. To the rear of the property lies a spacious south facing garden with decking area ideal for garden furniture and steps lead down to a grassed area enclosed by feather edged fencing. The garden further offers a garden shed.

SERVICES AND TENURE

All mains services connected. Freehold.



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