



2 Taylor Road, Litchard
Bridgend, CF31 1PP



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£199,999 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts and Morgan are pleased to present to the market this well-proportioned two bedroom semi-detached bungalow located in Litchard, Bridgend. Within walking distance to McArther Glen designer outlet, Princess of Wales Hospital, Bridgend Town Centre and reputable schools. Accommodation comprises; entrance hallway, fitted kitchen leading into sunroom, lounge, two double bedrooms and a 3-piece bathroom. Externally enjoying a sizeable driveway leading to a single garage with front astro-turf garden. Impressive, generous, pretty rear garden. EPC rating 'D.'

- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 1.2 miles

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Summary of Accommodation

ACCOMMODATION

Entrance via a glazed uPVC door into the entrance hallway offering original maple flooring, two large storage cupboards, a loft hatch giving access to the partly boarded loft space with pull-down ladder and light; and all doors lead off.

The lounge is a generous sized reception room benefiting from sliding uPVC doors leading out on to the rear garden, continuation of maple wood flooring, a central gas fire set on a marble hearth with stone mantle and a fitted bookcase to the side of chimney stack.

The kitchen has been fitted with a range of shaker-style beech wall and base units with complementary laminate work surfaces and a co-ordinating breakfast bar, with space for two high stools. Space has been provided for a freestanding electric cooker, two white good appliances plus space for a tall fridge/freezer. Further offering; tiled splash back, a one and a half stainless steel sink unit with mixer tap, a uPVC window to rear, ceramic tiled flooring and provides the wall-mounted 'Worcester' gas combi boiler.

A traditional composite door leads into the sun-room which is of uPVC construction and offers a polycarbonate roof, continuation of ceramic floor tiles and a courtesy door leads out on to the rear garden.

Two good sized double bedrooms are offered to the front of the property; one with bay window and both benefiting from exposed wooden floorboards with space for freestanding bedroom furniture.

The bathroom is fitted with a 3-piece traditional white suite comprising; tiled bath with electric shower over and folding glass screen, wash-hand basin and WC. Further benefiting from; fully tiled walls, a uPVC opaque window to side, laminate flooring and recessed ceiling spotlights.

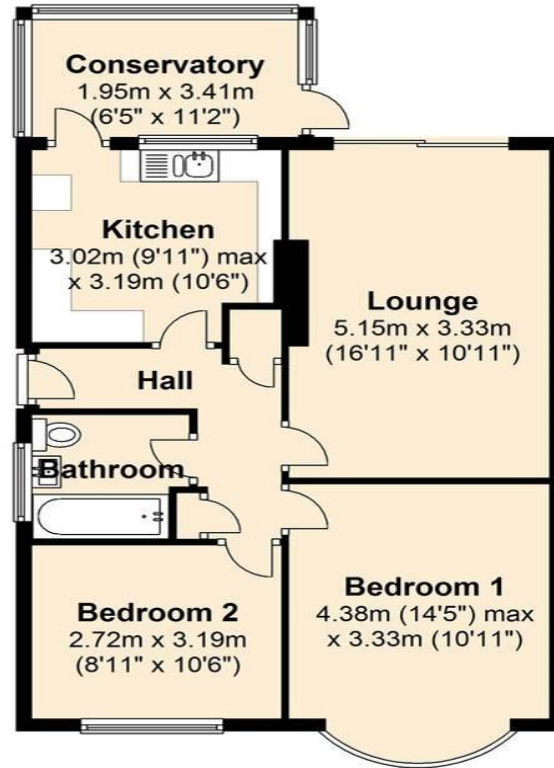
GARDENS AND GROUNDS

No 2. is approached off Taylor Road onto a large concrete driveway providing off-road parking for several vehicles, with footpath to front door; leading to a single garage with manual up and over door plus courtesy door and full power supply. A steel courtesy gate leads to the rear garden.

The front garden is laid to Astro turf and offers an additional space for extra parking/motorhome.

Ground Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



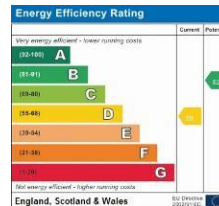
To the rear of the property lies a landscaped enclosed generous garden offering a patio area; with central footpath leading to the bottom of the garden which is predominantly laid to lawn. The pretty levelled garden enjoys a southwest aspect offering a variety of mature shrub borders, tall tree line to the bottom of the garden and space for a vegetable garden. Two external power sockets and two timber storage sheds (can be negotiable).

SERVICES AND TENURE

All mains services connected. Freehold.



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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