



29 Garfield Avenue, Litchard,
Bridgend, CF31 1QA

WATTS & MORGAN 160
YEARS

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£205,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to offer this extended three bedroom semi-detached traditional build property. Close to all local amenities and road links. Accommodation comprises, entrance hallway, WC, front lounge, dining room, sitting room, kitchen/ breakfast room. First floor landing, three bedrooms and large family bathroom. Externally the property benefits from private driveway with ample off-road parking, good size rear garden with southerly aspect and detached outbuilding. No Chain. EPC Rating "D"



- Bridgend Town Centre 1.3 miles
- Cardiff City Centre 20.9 miles
- M4 (J36) 0.9 miles



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Summary of Accommodation

GROUND FLOOR

Entrance hallway via uPVC part glazed door and uPVC window to the side elevation, laminate flooring and carpeted staircase leading to the first floor. Tiled flooring from hallway into downstairs WC comprising corner sink unit, low level WC and uPVC window to the rear elevation. Front living room/lounge offering laminate flooring throughout, box bay and single uPVC windows to the front elevation, feature fireplace with electric fire. Archway through to dining room/sitting room offering laminate flooring. Archway into further dining/ breakfast area, part of the dining room, laminate flooring and uPVC window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surface. Integral appliances to include; double oven, induction hob, extractor fan, washing machine, dishwasher, tumble dryer and fridge and freezer. Further features include uPVC glazed side door with uPVC window to the rear elevation, ceramic floor tiles, inset two and a half bowl enamel sink with coordinating taps, tiled splashback, uPVC window to the side elevation and 'Worcester Bosch' combi boiler housed within kitchen unit.

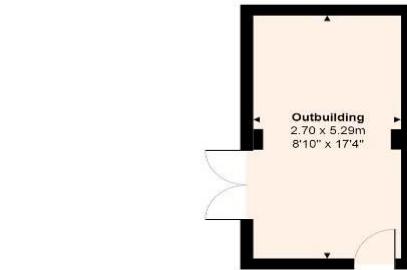
FIRST FLOOR

The first floor landing comprising carpeted staircase. Bedroom One offers uPVC box bay window to the front elevation, laminate flooring and built-in/freestanding mirrored wardrobes. Bedroom Two offers laminate flooring, uPVC window to the rear elevation.

Bedroom Three offers carpeted flooring, uPVC window to the rear elevation.

The large family bathroom has been fitted with a 4-piece suite comprising pedestal sink, bidet, low level WC, corner bath with wood panelling and an electric 'Triton' shower over bath. Further features include; uPVC window to the side elevation and ceramic tiles to flooring.





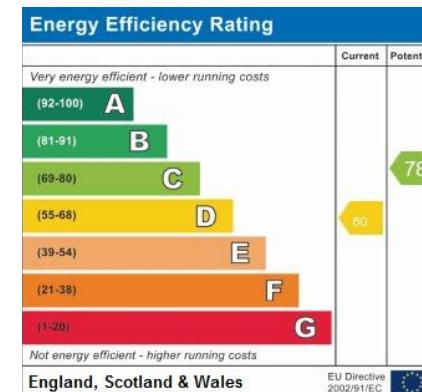
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.29 Garfield Avenue is approached off the road onto private block paved driveway with ample parking. Side access to the rear garden and garage. The garage offers pedestrian access through a uPVC door to the front, power connected and double French doors to the side elevation. The tiered rear garden is fully enclosed enjoying a southerly aspect with a private outlook and offers a patio area and astro turf lawn.

SERVICES & TENURE

Freehold. All mains connected



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