



46 Bryn Llidiard, Litchard
Bridgend, CF31 1QN





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£280,000 Freehold

3 Bedrooms : 1 Shower room : 2 Reception Rooms

Watts and Morgan are pleased to present to the market this spacious three double bedroom detached bungalow, occupying a large plot and positioned on a highly desirable street in Litchard. Within walking distance to Bridgend McArther Glen designer outlet, Princess of Wales Hospital, Bridgend Town Centre and reputable schools.

Accommodation comprises; entrance hall, kitchen/dining room, living room, utility room, WC, three good sized bedrooms and a shower room. Externally enjoying a private driveway offering space for several vehicles with front and rear gardens. Offering no ongoing chain. EPC Rating 'D.'

- Bridgend Town Centre 2.0 miles
- Cardiff City Centre 21.7 miles
- M4 (J36) 0.8 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance via a composite door with window adjacent into the welcoming hallway enjoying laminate flooring and a two-piece WC. A courtesy door provides access into the utility room offering continuation of laminate flooring, base units with a stainless-steel sink unit and space and plumbing for white goods.

To the heart of the home lies the spacious, open-plan kitchen/dining room which has been fitted with a range of newly fitted high gloss wall and base units with complimentary wood effect work surfaces. Integral appliances to remain include; 4 ring electric hob with extractor fan over and oven and grill. Further features include; laminate flooring, a stainless steel sink unit, a uPVC window to the rear elevation, recessed spotlights, space for white goods and for a freestanding fridge/freezer. The dining area offers ample space for dining room furniture and uPVC French doors open out onto the rear garden.

A large opening provides access into the sitting room/versatile reception room which enjoys laminate flooring and space for soft furnishings.

The inner hallway benefits from continuation of laminate flooring, a loft hatch giving access to the sizeable loft space with a pull-down ladder (ample space for a loft conversion subject to obtaining any necessary Planning or other consents) and all doors lead off.

Bedroom one is a fantastic sized double bedroom enjoying carpeted flooring, space for freestanding furniture, a uPVC bay window to the front elevation and space for freestanding furniture.

Bedroom two is a good-sized double bedroom enjoying carpeted flooring, a uPVC window to the side elevation and space for freestanding furniture.

Bedroom three is a further double bedroom enjoying carpeted flooring, a uPVC window to the front elevation and a cupboard housing the combi boiler.

The family shower room has been fitted with a 3-piece suite comprising; shower cubicle with rainfall shower over, a wash hand basin set within a vanity unit and WC. Further features include tiled flooring, tiled splash back and an obscured uPVC window to the side elevation.

GARDENS AND GROUNDS

No.46 is accessed off the road via wrought iron gates onto a private driveway with space for several vehicles. The extensive plot offers a front garden which could be utilised as further car parking and a rear enclosed garden.



Ground Floor

Approx. 87.3 sq. metres (940.2 sq. feet)



Total area: approx. 87.3 sq. metres (940.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SERVICES AND TENURE

All mains connected. Freehold.

ESTATE AGENTS ACT 1979

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a member of staff at Watts & Morgan LLP.





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