



5 Heol-Y-Groes, Litchard,
Bridgend, CF31 1QE





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£285,000 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are proud to offer to the market this immaculately presented three bedroom detached bungalow. Located within the highly sought after area of Litchard in Bridgend which is within walking distance to McArthur Glen Retail Outlet and offers close proximity to Bridgend Town Centre & J36 of the M4. Accommodation comprises; entrance hallway, open plan lounge/dining room, modern fitted kitchen, three generous bedrooms and a 3-piece shower room. Externally providing driveway parking for three vehicles, single garage and a south-facing rear garden. No ongoing chain. EPC Rating; 'D'.

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 23.2 miles
- M4 (J36) 0.3 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the L-shaped hallway with all doors leading off and a loft hatch provides access to a partially boarded loft space with light and pull-down ladder.

The lounge/dining room is a delightful size light and airy reception room neutrally decorated to offer a central feature marble fireplace with inset gas fire and chrome surround. Enjoying three large uPVC windows to the front and side elevations, carpeted flooring and ample space for dining furniture.

The kitchen has been recently modernised offering handleless high gloss wall and base units with laminate wood grain surfaces and high gloss tiled walls. A range of 'AEG' appliances to remain include; 4-ring gas hob, extractor hood and oven/grill beneath with splashback. The 'Worcester' gas combi boiler is located here. Plumbing is provided for an appliance along with space for a tall freestanding fridge freezer (appliances negotiable). Further presenting; a matt black acrylic sink unit with mixer tap over, uPVC window to side plus courtesy door and wood effect laminate flooring.

Bedroom One is a generous sized double room with uPVC window to the rear of the property overlooking the garden; enjoying a range of built-in high gloss/mirrored door sliding wardrobes and carpeted flooring.

Bedroom Two is a further delightful double room offering space for freestanding bedroom furniture and uPVC window to the rear elevation.

Bedroom Three is a comfortable single room with uPVC window to the side of the property and continuation of carpeted flooring.

The fully tiled shower room has been fitted with a walk-in shower with glass screen and 'Triton' electric shower over, wash-hand basin set within vanity unit and WC. Offering; a large chrome heated towel rail and an obscured uPVC window to the side elevation.

GARDENS AND GROUNDS

No.5 is approached off Heol Y Groes onto a compressed concrete driveway providing off-road parking for three vehicles with side access provided to both sides of the property. The driveway leads onto a block paved area leading to the single garage with manual up and over door, full power supply and courtesy door/window to rear.

To the rear of the property lies a fully enclosed low maintenance garden offering block paved patio area - an ideal space for alfresco dining to enjoy the south-facing aspect backing onto Litchard Primary School. A courtesy door leads into the single garage.



Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



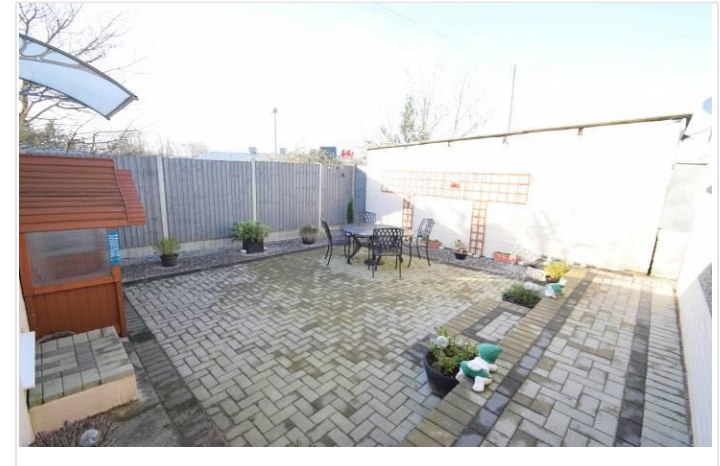
Total area: approx. 74.9 sq. metres (806.6 sq. feet)

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.

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(54-64)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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