



17 Penylan
Litchard, Bridgend, CF31 1QW



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£225,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to offer this spacious three double bed semi-detached dormer bungalow located in Litchard. Offering no onward chain. Close proximity to J36 of the M4, McArthur Glen Retail Outlet and Bridgend town centre. Accommodation comprises porch, entrance hall, fitted kitchen, spacious lounge, separate dining room, two ground floor bedrooms, shower room. First floor double bedroom with built-in storage. Externally offering landscaped front and rear lawned gardens, off-road parking for 2 vehicles and a single detached garage. Viewing highly recommended. EPC Rating "E"

Directions

- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 1.1 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a uPVC glazed door into the porchway leading to entrance hallway which offers carpeted flooring and staircase to loft room.

The kitchen has been fitted with modern beech wall and base units, laminate work surface, eye level electric cooker and electric hob. Plumbing is provided for white goods and space is provided for freestanding fridge freezer. Further benefiting from stainless steel sink unit with mixer tap, uPVC window to the front elevation and partly tiled walls.

The spacious lounge is located to the front of the property and offers large uPVC window, carpeted flooring, traditional gas fire.

The dining room is a generous reception room offering a uPVC window and uPVC partially glazed door to the rear elevation, carpeted flooring, large under stairs storage that houses the hot water tank.

Bedroom one is a good size double bedroom with uPVC window to the rear elevation, carpeted flooring and ample space for freestanding bedroom furniture.

Bedroom two is a further double bedroom enjoying carpeted flooring, uPVC window to the side elevation.

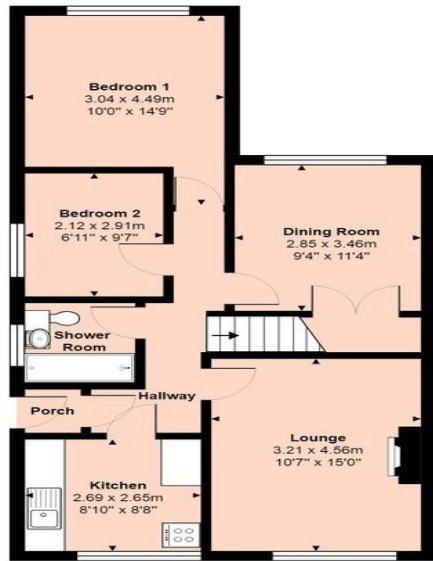
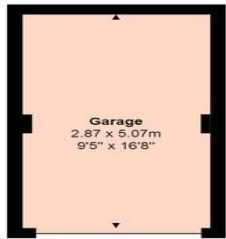
The shower room comprises a modern white suite to include a walk-in double shower cubicle with rainfall shower, hand-held shower with glass screen, wash-hand basin set within vanity unit and WC. Further benefits from uPVC window to the side elevation, PVC dadded walls, modern grey vinyl flooring.

FIRST FLOOR

Carpeted staircase leads to the first-floor landing which offers a partly boarded and insulated storage cupboard into the eaves which houses the condensing gas boiler.

A door leads into bedroom three which is a further double bedroom offering uPVC window to the front elevation and a storage cupboard and carpeted flooring.





Ground Floor

Attic Room

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 Total Area: 82.2 m² ... 885 ft² (Excluding Garage)
 All measurements are approximate and for display purposes only

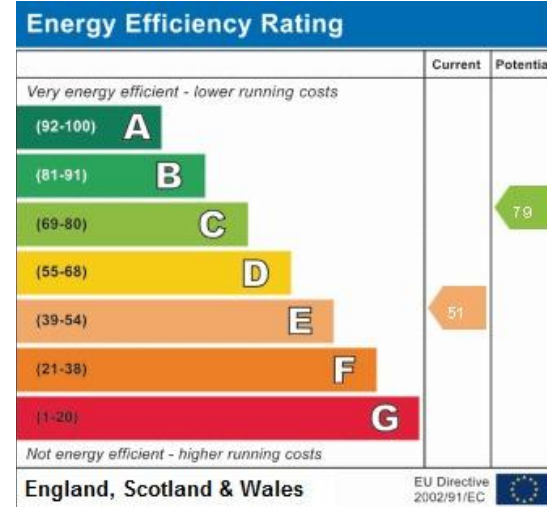
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

No.17 is a cessed off a quiet cul-de-sac onto a gated concrete driveway providing parking for approximately 2/3 vehicles leading to a single detached garage with a roller shutter door. The front and rear gardens are predominantly laid to lawn with mature shrub borders and offering a private outlook.

SERVICES AND TENURE

All mains services connected. Free hold.



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