



40 Litchard Park, Bridgend

£215,000 Freehold

CALL TODAY TO VIEW ON 01656 750764

DanielMatthew
ESTATE AGENTS



- SEMI DETACHED PROPERTY
- CORNER PLOT WITH NO ONGOING CHAIN
- THREE BEDROOMS
- OPEN PLAN LIVING AREA
- SINGLE GARAGE & LARGE DRIVEWAY TO FRONT
- SIDE & REAR GARDEN
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- WALKING DISTANCE TO SCHOOLS, AMENITIES
- CLOSE TO M4 CORRIDOR, IDEAL FOR COMMUTING
- CALL TODAY TO VIEW ON 01656 750764

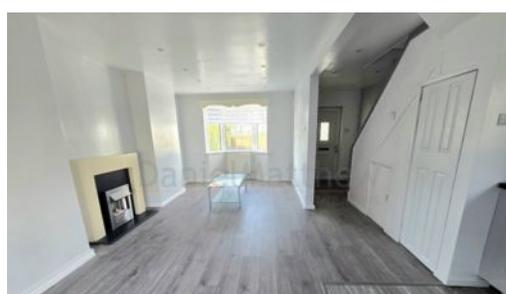


Ideal for first time buyers, no ongoing chain. Semi-detached 3 bed on corner plot in Litchard. Large driveway, garage, near amenities, schools, M4. Open plan living. Sought-after location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Porch

5' 9" x 3' 11" (1.75m x 1.19m)

Enter via UPVC double glazed obscured door into porch, two UPVC double glazed windows to side aspect, plain ceiling with spot lights, plain walls, tiled flooring, UPVC door leading into hallway.

Hallway

Enter via UPVC double glazed door into welcoming hallway, plain ceiling with spot lights, plain and papered walls, grey wood effect laminate flooring, radiator, staircase leading to first floor, opening into open plan Lounge/Diner/Kitchen.

Open Plan Lounge/Diner

20' 7" x 10' 3" (6.28m x 3.13m)

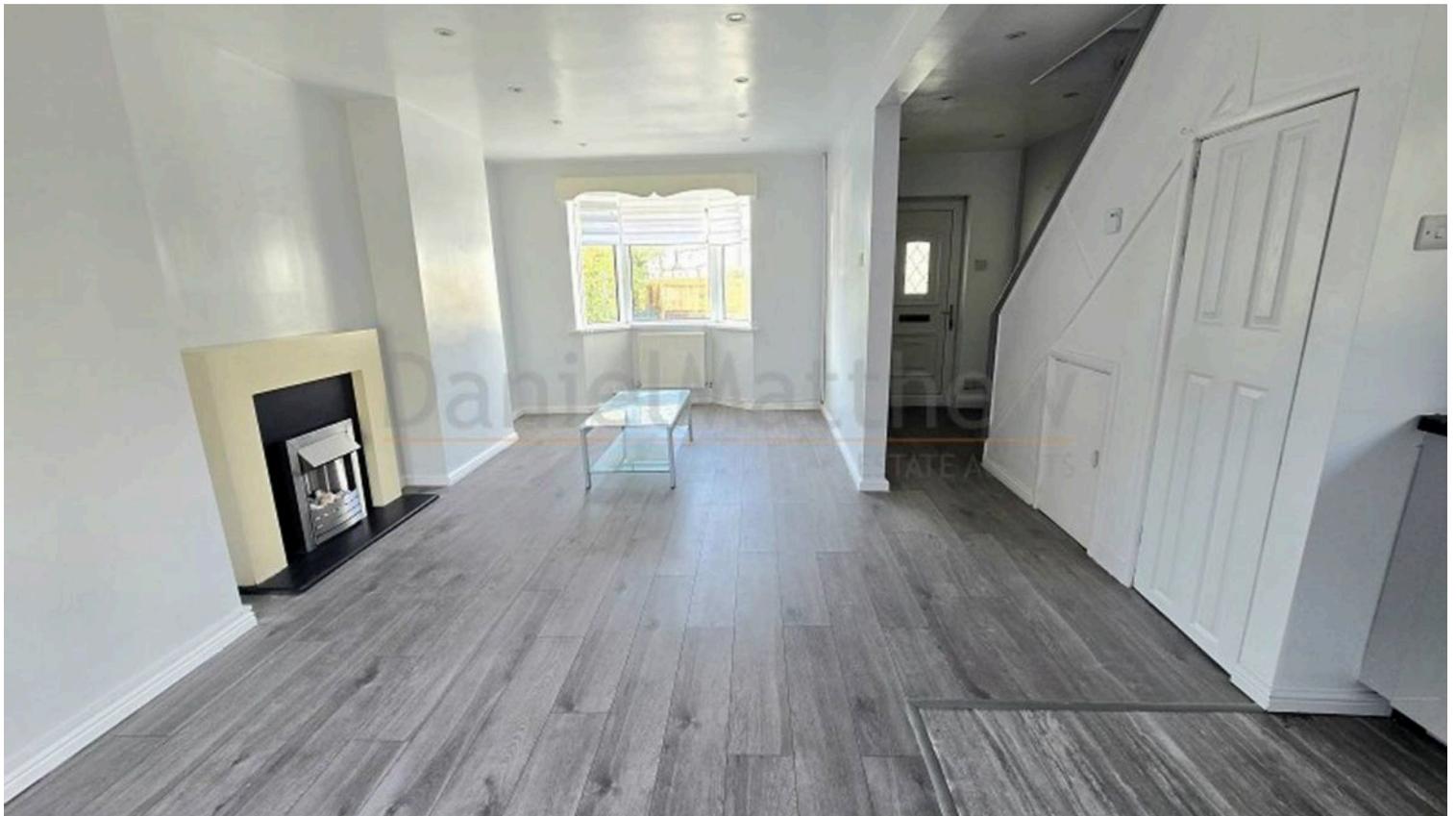
UPVC double glazed bay window to front aspect, UPVC double glazed French doors leading to enclosed rear garden, plain ceiling with spot lights, plain walls, grey wood effect laminate flooring, electric fireplace with surround, radiator, open plan to Kitchen.



Kitchen

6' 7" x 6' 6" (2.00m x 1.99m)

UPVC double glazed window to side aspect, plain ceiling with spot lights, plain walls, tiled splashback, tiled flooring, a range of matching Grey hi-gloss wall and base units with complimentary work surfaces, electric cooker with four ring electric hob and extractor fan, round stainless steel sink with mixer tap, understairs storage cupboard with plumbing for washing machine.



Landing

UPVC double glazed window to side aspect, plain ceiling and spot lights, loft access, plain walls, fitted carpet, storage cupboard housing wall mounted combination boiler, doors leading into first floor rooms.

Bathroom

5' 9" x 5' 4" (1.74m x 1.62m)

UPVC double glazed obscured window to rear aspect, panelled ceiling, tiled walls, tiled flooring, a three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, panelled bath with mixer tap and mains overhead shower, chrome heated towel rail.

Bedroom One

10' 5" x 10' 4" (3.18m x 3.14m)

UPVC double glazed window to rear aspect, plain ceiling with spot lights, plain walls, fitted carpet, radiator, built in fitted wardrobes.

Bedroom Two

10' 4" x 10' 2" (3.14m x 3.11m)

UPVC double glazed window to front aspect, plain ceiling with spot lights, papered walls with picture rail, fitted carpet, radiator.

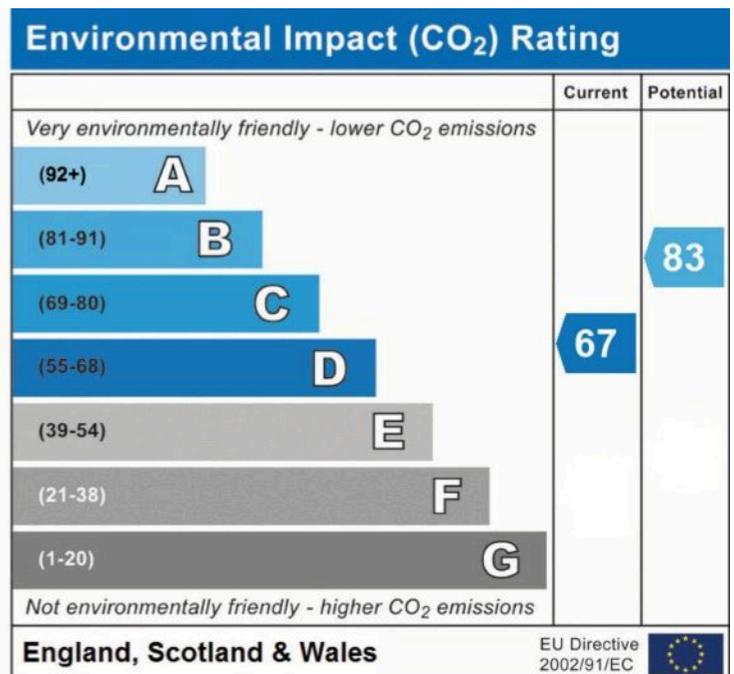
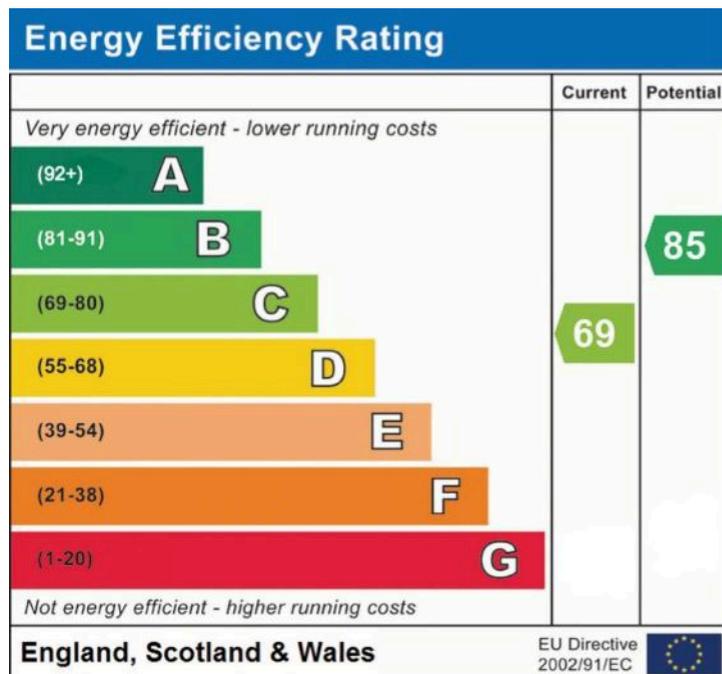
Bedroom Three

6' 7" x 5' 9" (2.01m x 1.74m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.

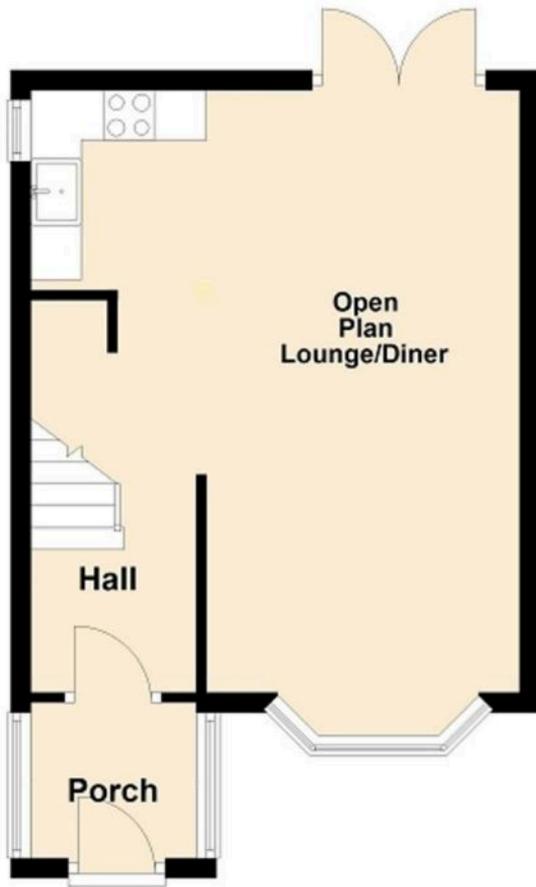
Garden

Front - Large driveway offering parking for several vehicles, Side gate access to rear garden, access to single garage. Rear - Brick and fenced boundaries, patio area which wraps around to the side of the property leading to garage and side gate access, laid to lawn area.





Ground Floor



First Floor

