



6 Idris Place, Litchard,
Bridgend, CF31 1PR



6 Idris Place, Litchard, Bridgend, CF31 1PR

£139,950 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this two bedroom semi-detached bungalow with loft room located in Litchard. Offering no onward chain. Within close proximity to J36 of the M4, Princess of Wales Hospital and McArthur Glen Retail Outlet. Accommodation briefly comprises; entrance hallway, spacious lounge, conservatory, fitted kitchen, utility, two double bedrooms and a versatile loft room. Externally enjoying low maintenance front and rear gardens, a good size gated driveway and a single garage with electric remote-controlled door. EPC Rating; 'D'.

- Bridgend Town Centre 1.7 miles
- Cardiff City Centre 21.6 miles
- M4 (J36) 1.1 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

A uPVC glazed door provides access into the entrance hallway which offers two large storage cupboards and laminate flooring.

The spacious Lounge offers carpeted flooring, ample space for freestanding furniture, a traditional wall mounted gas fireplace and sliding patio doors lead into the conservatory.

The Conservatory is of uPVC construction benefiting from two radiators, ceramic tiled flooring, and a uPVC door leads to the utility.

The Kitchen/Diner has been fitted with 'Shaker-style' wall and base units with co-ordinating work surface area. Freestanding 'Zanussi' 4-ring electric cooker to remain, along with a 'Hoover' under-counter fridge. Further benefits include; a wall mounted 'Ideal' combi boiler, ceramic tiled flooring, a one and a half sink unit and uPVC window to the rear.

A courtesy timber door leads through into an additional Conservatory/ Utility Room which is of uPVC construction providing a patio door leading out onto the garden, radiator, ceramic tiled flooring and plumbing is provided for white goods.

The Wet Room comprises a 3-piece suite comprising; walk-in shower enclosure with electric 'Triton' shower, wash-hand basin set within vanity unit, WC and traditional bidet.

Bedroom One is a fantastic size double room providing a uPVC bay window to the front, a neutral décor and laminate flooring.

Bedroom Two is a further double room providing laminate flooring, uPVC sliding patio doors leading to the front decking area and a carpeted staircase leads to the loft room.

The Loft Room is a good size storage space/occasional room with a courtesy door providing access into eaves storage space and a 'Velux' window to the rear.

GARDENS AND GROUNDS

No.6 is approached off a quiet cul-de-sac onto a gated driveway leading to a single garage with electric remote-controlled door.

The front garden is laid to 'Cotswold' stone and provides a small decking area – ideal for a bistro set.

The rear garden has been laid to patio with astro-turf and offers a small pond.

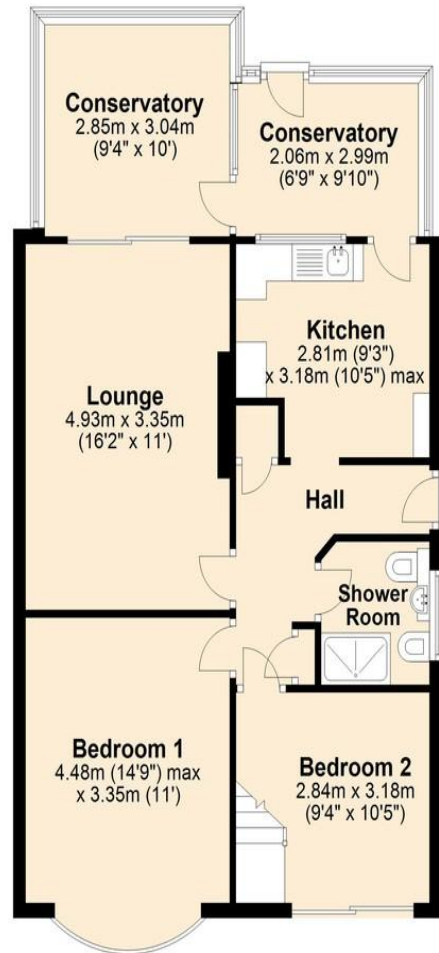
SERVICES AND TENURE

All mains services connected. Freehold.



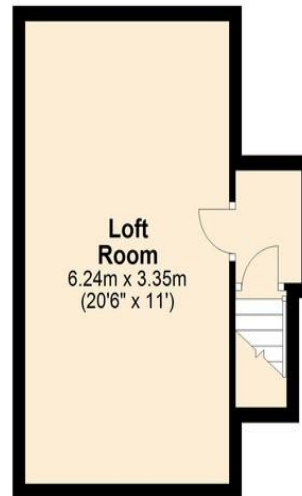
Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)

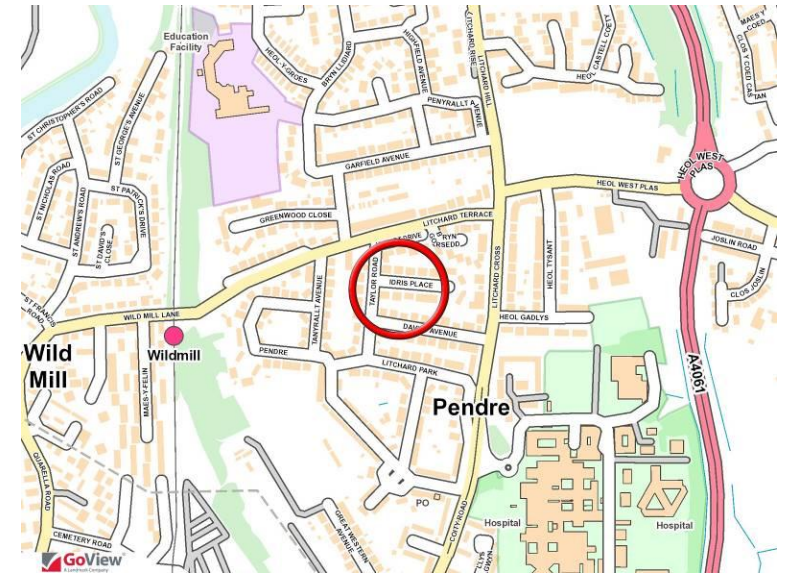


First Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 99.1 sq. metres (1067.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.wales

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.wales

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.wales

London
T 020 7467 5330
E london@wattsandmorgan.wales