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8 Litchard Bungalows
Bridgend
Bridgend County.
CF31 1PH

235,000

GARETH L. EDWARDS
ESTATE AGENT VALUER

Sales: 01656 653 274
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Awaiting Photographs

- Immaculate Condition
- Internal Viewing Highly Recommended
- 3 Bedroom Extended Semi-Detached Bungalow
- Maintenance Free Rear Garden
- Driveway Parking
- uPVC Double Glazing
- Gas Central Heating

Ref: PRA11871

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd is pleased to offer for sale three bedroomed extended semi-detached bungalow situated in the popular area of Litchard. The property has uPVC double glazing, gas central heating and all carpets are to remain. The property is being offered in an immaculate condition and an internal viewing is highly recommended. The property is located within proximity of the Princess of Wales Hospital plus gives good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet together with good access to Bridgend Town Centre with its facilities and amenities including with the main line train station.

The property comprises: - Entrance; Hallway; Open-Plan Lounge/Kitchen; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Driveway parking at front with side access leading to a maintenance free rear garden.

Accommodation

Ground Floor

Entrance

via a composite side door.

Open Plan Lounge/ Kitchen

Lounge Area (12' 06" x 12' 02") or (3.81m x 3.71m)

Feature coved and skimmed ceiling with sunken spotlighting, feature light oak fire surround with an electric fire inset, fitted carpet, one radiator.

Kitchen Area (16' 07" x 9' 10") or (5.05m x 3.00m)

Range of base and wall units in white high gloss, complimentary worktop, uPVC window to the rear, feature uPVC French doors to the side, master range cooker (to remain), integrated fridge and freezer, space for washing machine and tumble dryer, feature coved and skimmed ceiling with sunken spotlighting, laminated flooring, one radiator.

Master Bedroom (13' 05" x 9' 11") or (4.09m x 3.02m)

uPVC bay window to the front, fitted carpet, skimmed ceiling, one radiator.

Bedroom 2 (10' 09" x 8' 07") or (3.28m x 2.62m)

uPVC window to the rear, fitted carpet, one radiator, coved and skimmed ceiling.

Bedroom 3 (9' 03" x 9' 0") or (2.82m x 2.74m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling.

Family Bathroom

Refurbished bathroom suite in white to include a low-level WC, sink unit, ceramic tiling to the floor, fully tiled around the bathroom, uPVC obscure glazed window to the side, coved and skimmed ceiling with loft access, one radiator.

Outside

Front

Attractive paviour front and side with driveway parking, gate to the side leading around to the back of the property.

Rear

Landscaped rear garden paved area, patio area and garden laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.