

16 Litchard Terrace
Bridgend
CF31 1PL

209,995



- NO ONGOING CHAIN
- Traditional Spacious Family Home
- Some original features
- Open plan Lounge/Diner
- Generous size mature rear garden
- Driveway Parking to Front
- Tandem Garage to Rear
- Close to Junction 36 M4 Motorway

Ref: PRA11779

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Traditional spacious three-bedroom mid-terrace property with some original features located in Litchard. The property benefits from driveway parking at the front and a tandem garage to the rear with generous size mature gardens. The property has uPVC double glazing and gas central heating via a combination boiler, all carpets, curtains, and light fittings are to remain. The property is within proximity of The Princess of Wales Hospital & Bridgend Town Centre with all its facilities and amenities including the mainline train station. The property is also within good access to the McArthur Glen Designer Outlet; Junction 36 of the M4 motorway and is located on a bus route.

The property comprises: - GROUND FLOOR: - Entrance & Porch; Inner Hallway; Open-plan Lounge/Diner; Kitchen/Diner; Utility Room. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Hardstanding with a generous size rear garden and a tandem garage.

Accommodation

Ground Floor



Entrance Porch

via a uPVC half glazed front door with two obscure glazed panels and a stained-glass panel at the top leading into a porch with attractive ceramic tiling to the walls, ceramic tiling to the floor, coved and artex ceiling, stained glass panel and Georgian glass window into: -



Inner Hallway

Laminated flooring, one radiator, dado rail, original cornices, access to first floor.



Open plan Lounge/Diner (25' 11" x 12' 0") or (7.90m x 3.66m)

uPVC bay window to the front, fitted carpet, one radiator, feature brick fireplace with living flame gas fire, set on a tiled hearth, two arch recesses either side of the fire breast wall, attractive coved and textured ceiling with a rose centrepiece, two cornices in the square opening into the dining area.

Dining Room

Fitted carpet, one radiator, attractive coved and textured ceiling with a rose centrepiece, glass window overlooking the kitchen and a Georgian glass door leading into the kitchen/diner.



Kitchen/Diner (16' 5" x 11' 1") or (5.01m x 3.37m)

Dining Area

Laminated flooring coved and skimmed ceiling, one radiator, double white panel doors leading into an understairs storage cupboard with ample storage.

Kitchen Area

Range of base and wall units in cream and black, complimentary tiled worktop, space for cooker, stainless steel sink unit, ceramic tiling to the floor, space for washing machine, artex ceiling, uPVC window to the rear, bi-folding glass door leading out to a utility room.

Utility Room

Ample space for fridge/freezer, plumbed for automatic washing machine and tumble dryer, wall mounted Baxi combination boiler, ceramic tiling to the floor, one radiator, half glazed uPVC door & window to rear, artex ceiling.

First Floor



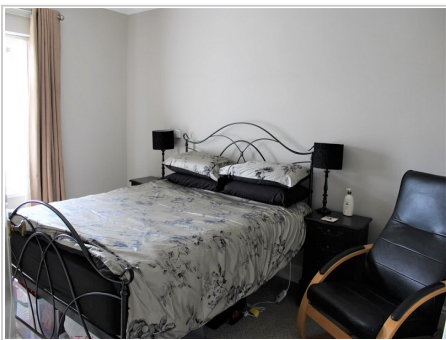
Landing

Spacious landing with fitted carpet, spindle staircase, dado rail, coved and artex ceiling, loft access.



Family Bathroom

Spacious family bathroom with 3 piece suite in white with chrome fittings, chrome shower over the bath with a glass shower screen, fully tiled around the bath area, half tiled walls around the WC and sink unit, double pine panel doors into a storage cupboard, coved and textured ceiling, uPVC obscure glazed window to the rear, laminated flooring, one radiator.



Master Bedroom (10' 0" x 13' 9") or (3.04m x 4.20m)

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



Bedroom 2 (10' 2" x 10' 4") or (3.11m x 3.16m)

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



Bedroom 3 (10' 9" x 5' 10") or (3.28m x 1.77m)

uPVC window to the front, laminated flooring, one radiator, coved and textured ceiling.

Front

Hardstanding parking with a patio area.



Rear

Generous size rear garden with a patio area, pea gravelled area, fishpond, mature trees, plants and shrubs, garden laid to lawn, glasshouse area, tandem garage at the bottom of the garage with double opening doors, gate leading to the rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

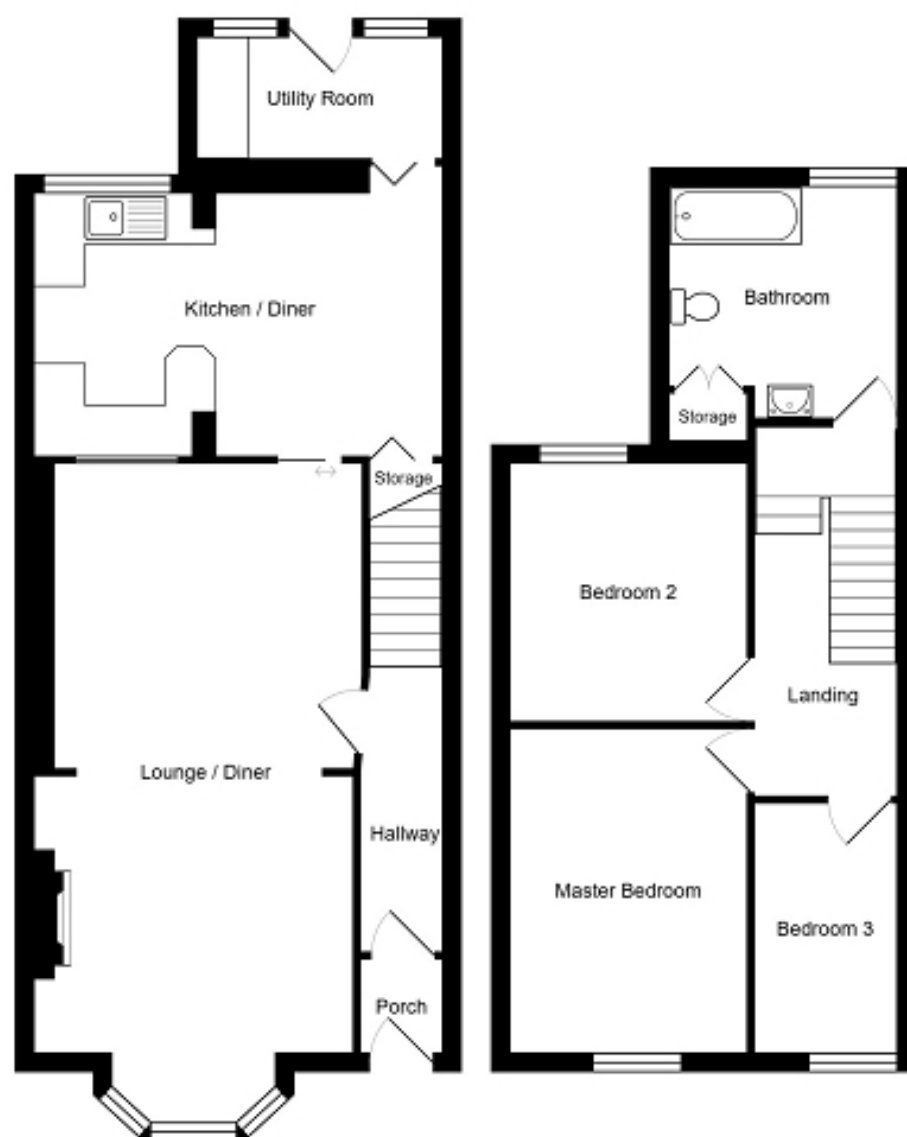


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