

Heol Castell Coety,
Litchard,
Bridgend County.
CF31 1PU

259,950



- Three bedroom detached house
- Two reception rooms
- Enclosed low maintenance rear garden
- Double driveway to the front, Council tax - C
- Gas fired combination boiler, EPC-C
- Ideal first time purchase
- IDEAL FOR M4 AND HOSPITAL



Ref: PRA21040

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Three bedroom DETACHED house which has been refurbished throughout. Within walking distance of the Princess of Wales Hospital. Quick links to M4 CORRIDOR. Sold with no onward chain. Ideal first time purchase. Entrance hall, TWO RECEPTION ROOMS, kitchen, family bathroom, garage conversion, enclosed low maintenance rear garden and DOUBLE DRIVEWAY to the front.

Accommodation

Description

Introducing this well presented three bedroom detached house benefiting from two reception rooms, low maintenance enclosed rear garden and an ideal location for access to the M4 at J36 and the Princess of Wales Hospital. There are local bus routes serving the centre of Bridgend and giving access to the mainline train station. The property is sold with no onward chain.

Entrance

Via part glazed PVCu front door with side frosted glazed panel into the entrance hall finished with skimmed ceiling, emulsioned walls, skirting and a wood effect laminate floor. Stairs to the first floor. Door way through to the kitchen.

Kitchen (10' 4" x 7' 10") or (3.15m x 2.40m)

Overlooking the front via PVCu double glazed window and finished with skimmed ceiling, central light fitting, ceiling mounted smoke detector, emulsioned walls, skirting and a continuation of the laminate floor. A range of low level and wall mounted kitchen units in shaker style cream with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with ceramic hob and overhead extractor hood. Plumbing for automatic washing machine and space for fridge/freezer and one further appliance.

Reception 2 (15' 9" x 7' 10") or (4.80m x 2.40m)

Overlooking the front via a PVCu double glazed window and finished with skimmed ceiling with recessed LED spot lights, emulsioned walls, radiator, skirting and fitted carpet.

Lounge (16' 5" x 12' 2") or (5.00m x 3.70m)

Overlooking the rear garden via a PVCu double glazed window and PVCu double glazed sliding patio doors and finished with skimmed ceiling, emulsioned walls, skirting, two radiators and wood effect laminate flooring.

First floor landing

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Doors to three bedrooms and family bathroom.

Bathroom

Skimmed ceiling, full height ceramic tiles to the wall, tile effect vinyl floor, PVCu frosted glazed window to the front, wall mounted shelving and radiator. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below, P shaped bath with chrome mixer tap and over bath electric shower with side curved glazed shower screen.

Bedroom 1 (12' 6" x 9' 10") or (3.80m x 3.0m)

Overlooking the rear garden via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, skirting and fitted carpet. Fitted wardrobes comprising two doubles, overhead storage, dressing table with mirror and shelving.

Bedroom 2 (9' 0" x 8' 6") or (2.75m x 2.60m)

Overlooking the front via a PVCu double glazed window and finished with emulsioned ceiling and walls, skirting, fitted storage cupboard with shelving, wall mounted Vaillant gas fired combination boiler and fitted carpet.

Bedroom 3 (9' 6" x 6' 7") or (2.90m x 2.0m)

Overlooking the rear garden via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, skirting and fitted carpet.

Outside

Enclosed rear garden laid to decking with and marble effect patio slabs, all enclosed by closed board fence and side gated access to the front of the property.

Open aspect front garden with parking for two vehicles.

Services

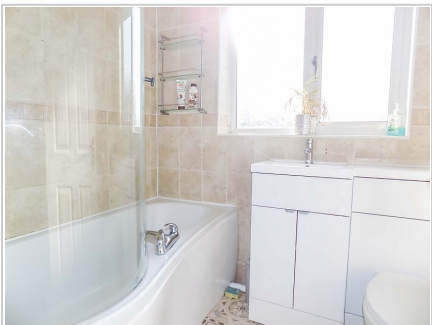
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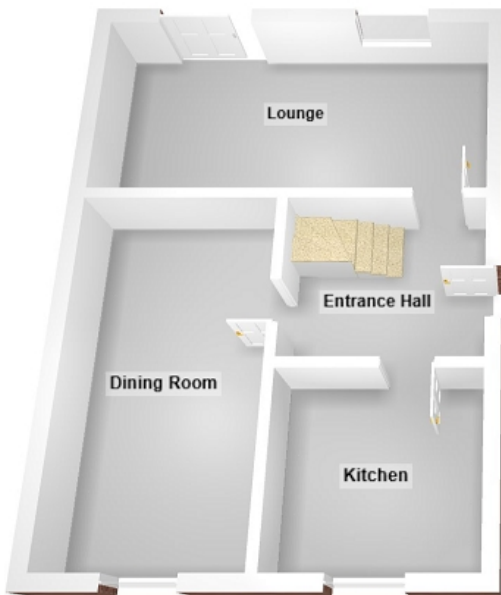
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. Floorplans are for illustrative purposes only. These details are issued on the strict understanding that any negotiations in respect of the property name herein are conducted through PJC Homes.