



Heol Tysant, Litchard, Bridgend. CF31 1PB

£130,000



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A spacious three bedroom semi detached house, situated within close proximity to Bridgend town centre and McArthur Glen Designer Outlet. The property benefits from a larger than average rear garden, off road parking for several vehicles, wet room & family bathroom. No ongoing chain.

£130,000 - Freehold

- Three bedroom semi detached house
- Generous sized lounge/diner
- Downstairs wet room
- First floor family bathroom
- Larger than average rear garden
- Off road parking for several vehicles



## DESCRIPTION

A spacious three bedroom semi detached house, situated conveniently for the Princess of Wales Hospital, M4 corridor, McArthur Glen Designer Outlet and Sainsburys supermarket. The property offers generous sized accommodation throughout and benefits from a good sized lounge/diner, downstairs wet room, first floor family bathroom, larger than average garden to rear and off road parking. Viewing highly recommended to fully appreciate this ideal family home, which can be offered with no ongoing chain.

## ENTRANCE

Access via PVCu double glazed front door with side screen, into entrance hallway.

## ENTRANCE HALLWAY

Skimmed and coved ceiling. Emulsioned walls. Radiator. Staircase leading to first floor. Laminate flooring.

## LOUNGE/DINER (25' 11" x 11' 0") or (7.89m x 3.36m)

Skimmed and coved ceiling. Papered walls with dado rail. Radiator. Two PVCu double glazed window to front with vertical blinds. Focal point to the room is the wooden fire surround and onset electric fire. Recessed walls. Laminate flooring.

## KITCHEN (12' 0" x 6' 11") or (3.65m x 2.11m)

Artexed ceiling. Emulsioned walls. A range of base and wall units with complementary work surface. One and a half bowl stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Integrated fridge freezer, Built-in electric oven and four ring gas hob. PVCu double glazed window and door to rear. Tiled flooring.

## DOWNSTAIRS WET ROOM (7' 10" x 6' 6") or (2.40m x 1.97m)

Skimmed ceiling. Emulsioned walls. Three piece suite comprising fully tiled shower area with electric shower, shower rail and curtain, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear. Non-slip tiled flooring.

## FIRST FLOOR LANDING

Textured ceiling. Loft access. Papered walls. PVCu double glazed window to rear with vertical blind. Fitted carpet.

## FAMILY BATHROOM (6' 11" x 6' 0") or (2.11m x 1.82m)

Textured ceiling. Part papered part emulsioned walls. Tiling to splash back areas. Three piece suite in white comprising panelled bath with over head electric shower, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear. Vinyl flooring.

## BEDROOM 1 (13' 10" x 11' 0") or (4.21m x 3.35m)

Skimmed ceiling. Emulsioned walls with one wall feature wallpaper. Radiator. PVCu double glazed window to front elevation with vertical blind. Fitted carpet.

## BEDROOM 2 (11' 9" x 11' 0") or (3.58m x 3.35m)

Artexed ceiling. Papered walls with dado rail. Radiator. Airing cupboard housing Logic gas combination boiler. PVCu double glazed window to front elevation with vertical blind. Fitted carpet.



### **BEDROOM 3 (10' 7" x 6' 11") or (3.22m x 2.12m)**

Artexed and coved ceiling. Emulsioned walls with one wall feature wallpaper. Storage cupboard. PVCu double glazed window to rear elevation. Radiator. Laminate flooring.

### **OUTSIDE**

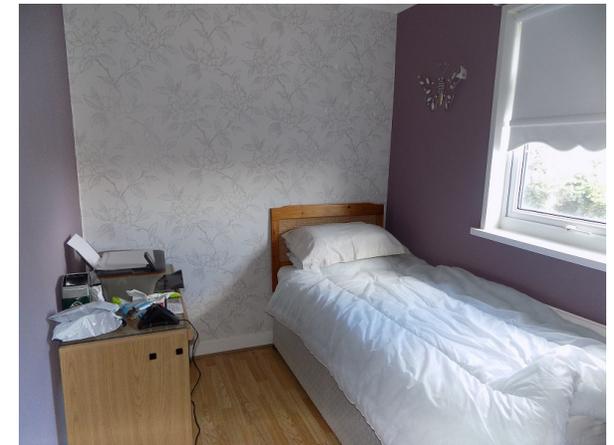
Rear garden is enclosed and bounded by natural hedgerow and wired fencing. Laid to lawn with a variety of shrub borders and mature trees. Large patio area, ideal for garden furniture. Side access via gate. Frontage is enclosed by breeze block wall and fencing. Laid to lawn with shrub borders. Double wrought iron gates leading to concrete driveway, offering parking for several vehicles.

### **DIRECTIONS**

On leaving Bridgend, towards Litchard via Coity Road, continue passed the Princess of Wales Hospital, taking a right onto Heol Gladys, first left onto Heol Tysant where the property can be found.

### **NOTE**

Non traditional construction.



# EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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