



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN BRIDGEND

Litchard Terrace, Litchard, Bridgend. CF31
1PL

£179,950



Litchard Terrace, Litchard, Bridgend. CF31 1PL

NO ONGOING CHAIN. Three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, generous CONSERVATORY, three bedrooms, family bathroom, ANNEX accommodation to the side to include WC, kitchen and living space, good sized enclosed rear garden and off road parking.

£179,950 - Freehold

- Traditional three bedroom semi detached house
- Two reception rooms / EPC=E (new boiler since)
- Annexe accommodation available with WC and kitchen facilities
- Good sized enclosed rear garden
- Excellent off road parking / good access to M4
- Recently installed combination boiler/ NO ONGOING CHAIN



DESCRIPTION

Introducing this traditional three bedroom semi detached house located within walking distance of Bridgend town centre and the Princess of Wales hospital as well as easy access to junction 36 of the M4 and within close proximity of Litchard Primary School. The property benefits from side annexe accommodation which could be finished to include bedroom/living space, kitchen and WC facilities suitable for an extended or independent member of the family. The property is sold with NO ONGOING CHAIN.

ENTRANCE

Via PVCu front door into the inner porch with full height ceramic tiles to the wall and to the floor. Part frosted glazed PVCu door into the entrance hallway finished with a coved ceiling, recess sport lights, emulsioned walls, skirting and a fitted carpet. Stairs leading to the first floor and under stairs storage with light. Doorway through into the lounge.

LOUNGE (11' 10" x 13' 9") or (3.60m x 4.20m)

Overlooking the front of the property via a PVCu double glazed bay window with high level feature stained glass windows and finished with fitted vertical blinds. The lounge has a coved ceiling, papered and emulsioned walls, central spotlight and matching wall lights to remain, skirting and a fitted carpet. Central focal point is an electric coal effect fire with a chrome surround, ceramic tiles and a wooden mantel.

RECEPTION 2/DINING ROOM (10' 10" x 11' 4") or (3.30m x 3.45m)

PVCu double glazed French doors leading into the rear conservatory. The dining room is finished with a coved ceiling, central light fitting and matching wall lights to remain, emulsioned walls, skirting and a vinyl floor covering. Painted mantel with ceramic tiles, built in storage, roll top shelving into the chimney breast alcoves and feature display cabinets.

KITCHEN (8' 2" x 6' 11") or (2.50m x 2.10m)

With a PVCu double glazed window overlooking the rear and a fitted roller blind and finished with a range of low level and wall mounted units with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back and a vinyl floor covering. Inset sink with a swan neck tap and drainer, integrated electric oven with a five ring gas hob and an overhead extractor hood. Space for an under counter fridge. Serving hatch through into the dining.

CONSERVATORY (8' 10" x 16' 1") or (2.70m x 4.90m)

Spanning the width of the property this good sized conservatory has a PVCu door leading out to the rear garden with two aspects of PVCu double glazing set on dwarf wall, spot lights to remain, laminate flooring and polycarbonate anti glare roof. There are floor to ceiling wall to wall kitchen cabinets with space for an under counter fridge or freezer and a complementary roll top work surface and glazed display cabinets.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed window on the half landing with a fitted roller blind.



BATHROOM

Frosted glazed tilt and turn window to the rear with a fitted vertical blind, full height ceramic tiles to the wall and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin and bath with over bath electric shower.

BEDROOM 2 (11' 10" x 11' 4") or (3.60m x 3.45m)

Overlooking the rear of the property via PVCu double glazed tilt and turn window this good sized double bedroom is finished with a coved ceiling, recessed spot lights, emulsioned walls, skirting, laminate flooring and a built in fitted wardrobe.

BEDROOM 1 (10' 10" x 13' 11") or (3.30m x 4.25m)

Measurements to include the bay. Overlooking the front of the property via a PVCu double glazed bay window with high level feature stained glass windows and finished with a fitted vertical blind. The double bedroom has a coved ceiling with recessed spot lights, emulsioned walls, laminate flooring and fitted storage/wardrobes built in to the chimney breast alcoves featuring one triple and one double wardrobe.

BEDROOM 3 (7' 0" x 8' 2") or (2.14m x 2.50m)

Overlooking the front via a PVCu double glazed tilt and turn window with a fitted roller blind and a vertical blind and finished with a coved ceiling, central spot light, emulsioned walls, skirting and a laminate floor.

ANNEX

Planning consent granted for the rear wc to be extended to include a shower. Plan illustrating what has been given consent in the photos. Work has commenced but not completed. The property is sold as seen.

KITCHEN (11' 6" x 6' 7") or (3.50m x 2.0m)

Finished with a range of low level and wall mounted units in white with a complementary roll top work surface, inset sink, integrated electric oven, fluorescent strip light and plumbing for automatic washing machine and space for further under counter appliances or freestanding high level fridge/freezer. Door leading into the WC.

W.C.

Frosted glazed window to the rear and a two piece suite in white comprising WC and wall mounted wash hand basin.

LOUNGE / BEDROOM (15' 5" x 7' 10") or (4.70m x 2.40m)

A partially converted living space/bedroom with PVCu double glazed French door with side glazed panels leading onto the driveway. A partially finished laminate flooring and partially internally insulated. There is a recently installed Baxi gas fired combination boiler.

OUTSIDE

Good sized rear garden enclosed via close board fence and beautiful original stone walling. Good sized external storage shed, patio area suitable for external dining. Central pathway leading to raised decking and patio area with area of lawn, perimeter trees and shrubs.

To the front there is a block paviour driveway suitable for parking three cars surrounded by mature trees and shrubs and an area of decorative stone.



DIRECTIONS

Travelling out of Bridgend on Coity Road. Continue past the Princess of Wales hospital. At the traffic lights turn left onto Litchard Terrace where the property can be found on the right hand side.



For more photos please see www.pjchomes.co.uk

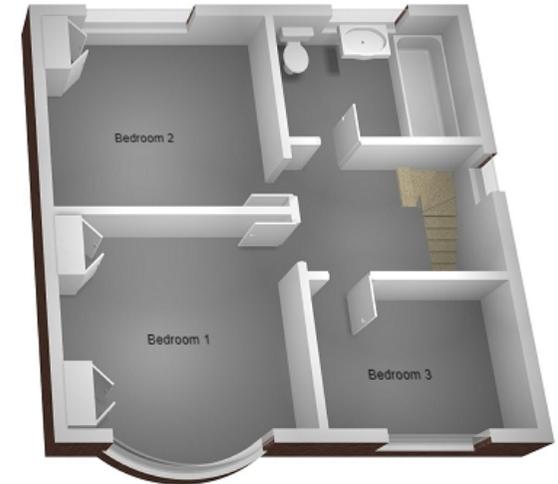
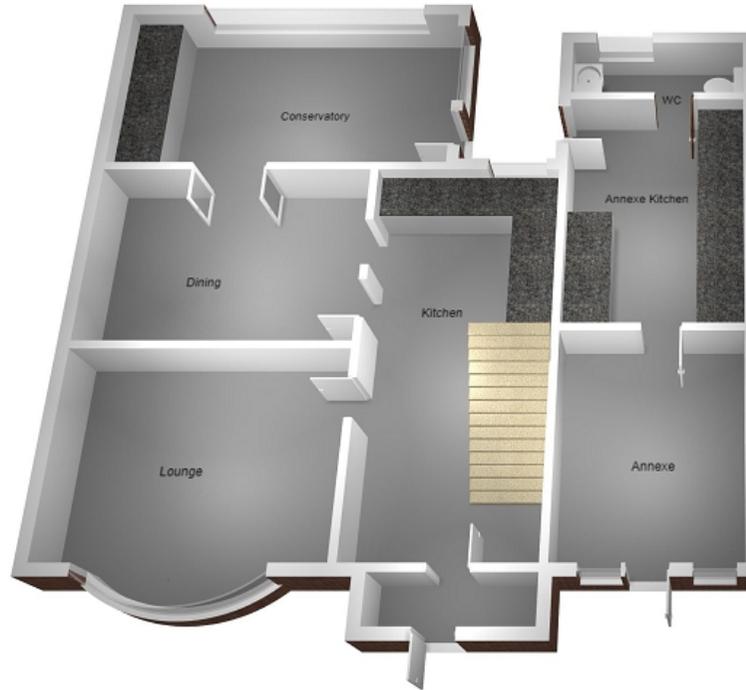
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales 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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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