



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

£259,950





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

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.

£259,950 - Freehold

- 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
- IDFAI FOR M4 AND HOSPITAL





## DESCRIPTION

Three bedroom DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, family bathroom, enclosed low maintenance rear garden and DOUBLE DRIVEWAY to the front. Sold with no onward chain. Ideal first time purchase.

The property is situated within the popular residential area of Litchard, which is within easy access Bridgend town centre, Princess of Wales Hospital, Sainsbury's and McArthur Glen Designer Outlet, along with the M4 corridor.

## 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.

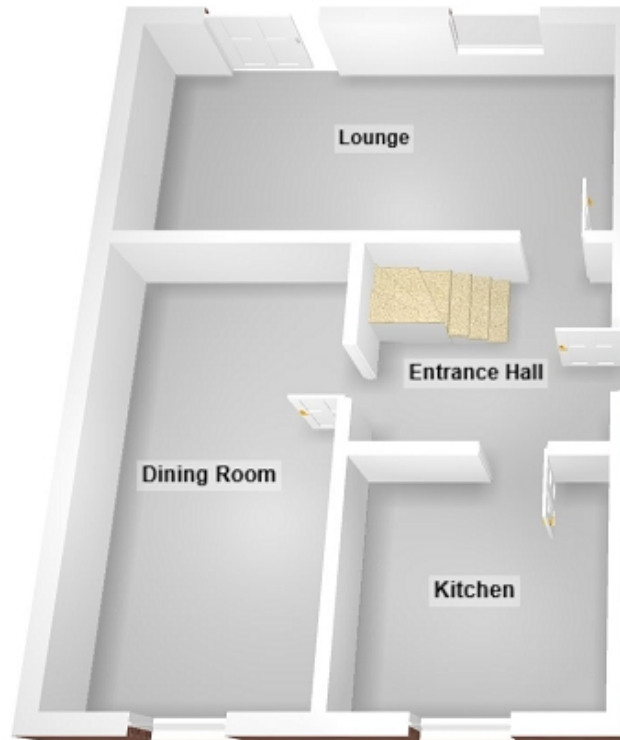


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)