



Cae Derwen, Litchard, Bridgend. CF31 1PY

£330,000



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Four bedroom DETACHED house comprising entrance hall, lounge/diner, CONSERVATORY, kitchen, second reception room, master bedroom with EN SUITE, three further good sized bedrooms, family bathroom and SOUTH FACING enclosed low maintenance rear garden as well as OFF ROAD PARKING to the front.

£330,000 - Freehold

- Four bedroom detached house
- Conservatory to the rear
- Enclosed South facing rear garden
- Three reception areas
- Gas fired combination boiler, EPC- D
- Popular cul de sac location



DESCRIPTION

We are pleased to introduce this four bedroom detached family home located within a sought after cul de sac in Litchard. The property is well presented throughout and offers spacious versatile accommodation benefiting from a good sized conservatory, en suite shower room, enclosed low maintenance rear garden and double driveway.

Litchard is a good location just to the North of Bridgend and close to J36 of the M4 as well as the retail facilities at McArthur Glen Designer Outlet. Litchard has its own post office, family pub and primary school as well as excellent transport links to and from Bridgend town centre. Early viewing is highly recommended.

ENTRANCE

Via timber door with frosted glass panels through to the entrance hall.

ENTRANCE HALL

Papered and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and laminate flooring. Staircase leading to the first floor landing and doorway through to the lounge.

LOUNGE/DINER (23' 4" x 11' 3" max) or (7.10m x 3.44m max)

Measurements narrow to 2.87m. Papered and coved ceiling with two ceiling lights, smoke alarm, skimmed and emulsioned walls and two radiators. PVCu double glazed box bay window overlooking the front of the property and PVCu double glazed French doors leading to the conservatory. Feature fireplace with wooden mantle, marble hearth and surround with space for electric fire. TV Ariel, laminate flooring and doors leading into the conservatory and kitchen/diner.

CONSERVATORY (10' 6" x 10' 2") or (3.20m x 3.11m)

Surrounding PVCu double glazed windows, two wall lights, PVCu double glazed French doors leading out to the rear decked area and laminate flooring.

KITCHEN (14' 9" x 7' 7") or (4.50m x 2.30m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with ceramic tiling to splash back areas, two radiators, PVCu double glazed window overlooking the rear garden and PVCu door with glass panel and coordinating side panels leading to the rear decked area. Timber door with glass panel leading to the side of the property.

The kitchen comprises a range of wall and base units with coordinating roll edge work top. Space for fridge/freezer, integrated oven and dishwasher, stainless steel one and half bowl inset sink with drainer and mixer tap. Space for table and chairs and tiled flooring. Square opening leading through to the second reception room which is the converted garage.

RECEPTION ROOM 2 (18' 2" x 8' 10") or (5.53m x 2.68m)

Skimmed, emulsioned and coved ceiling with ceiling light, radiator, PVCu double glazed window overlooking the front of the property. Fitted storage cupboard housing a Worcester gas combination boiler with space and plumbing beneath for automatic washing machine. Focal point to the room is the wooden mantle with tiled hearth and space for electric fire. Laminate flooring.



LANDING

Via stairs with fitted carpet and hand rail. Stippled ceiling with ceiling light, smoke detector and access to the loft with drop down ladder. The loft space is partly boarded for storage and has power and lighting. Fitted storage cupboard and fitted carpet.

BEDROOM 1 (15' 1" x 9' 9") or (4.61m x 2.96m)

Stippled ceiling, skimmed and emulsioned walls with one feature papered wall, radiator and PVCu double glazed window overlooking the front of the property. Fitted storage cupboard with double doors and fitted carpet. Doorway leading through to the en suite shower room.

EN-SUITE SHOWER ROOM (5' 10" x 5' 7") or (1.77m x 1.69m)

Stippled ceiling with ceiling light, part skimmed/part tiled walls, PVCu frosted double glazed window overlooking the front of the property, radiator, extractor fan and laminate flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and walk in shower cubicle with electric shower.

BEDROOM 2 (13' 10" x 11' 5" max) or (4.22m x 3.47m max)

Measurements narrow to 2.56m. Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Fitted storage cupboard with double doors and laminate flooring.

BEDROOM 3 (9' 2" x 7' 7") or (2.79m x 2.30m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the rear of the property and laminate flooring.

BEDROOM 4 (9' 5" x 7' 5") or (2.87m x 2.25m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the rear of the property. Fitted storage cupboard with double doors and fitted carpet.

FAMILY BATHROOM (6' 10" x 5' 7") or (2.09m x 1.69m)

Stippled ceiling with ceiling light, skimmed and emulsioned walls with ceramic tiling to splash back areas, radiator, extractor fan, PVCu frosted glazed window overlooking the rear of the property and laminate flooring. Three piece suite in white comprising low level w.c. inset wash hand basin with mixer tap and vanity and panelled bath with overhead shower and curtain rail.

OUTSIDE

Fully enclosed low maintenance rear garden with a large area laid to decking perfect for garden furniture and entertaining. Further area laid to artificial turf with borders for planting. The garden is bounded and enclosed with panel fencing, access to outside water tap and gated access to the front of the property.

To the front of the property is an area laid to lawn with mature trees and shrubs, driveway with off road parking for two vehicles and area of stone chipping's with stepping stones leading down to the front of the property. Gated access both sides of the property.



DIRECTIONS

Travelling out of Bridgend on Coity Road, go past the Princess of Wales Hospital and continue through the traffic lights at Litchard Cross, take the next turning into Heol Castell Coety, continue through the development where Cae Derwen can be found on the left hand side.

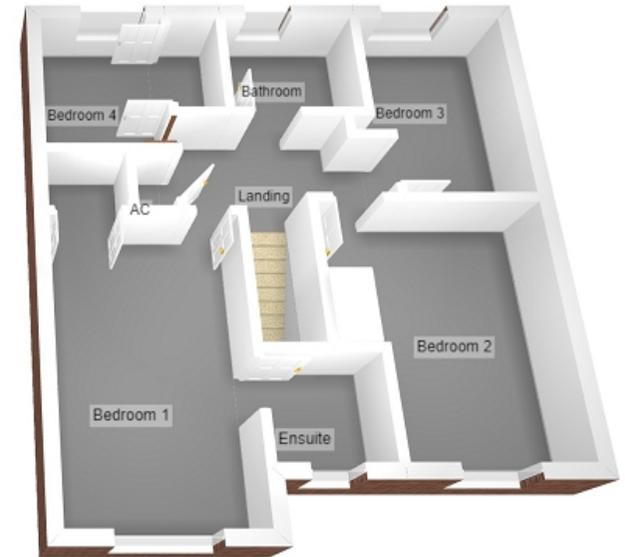
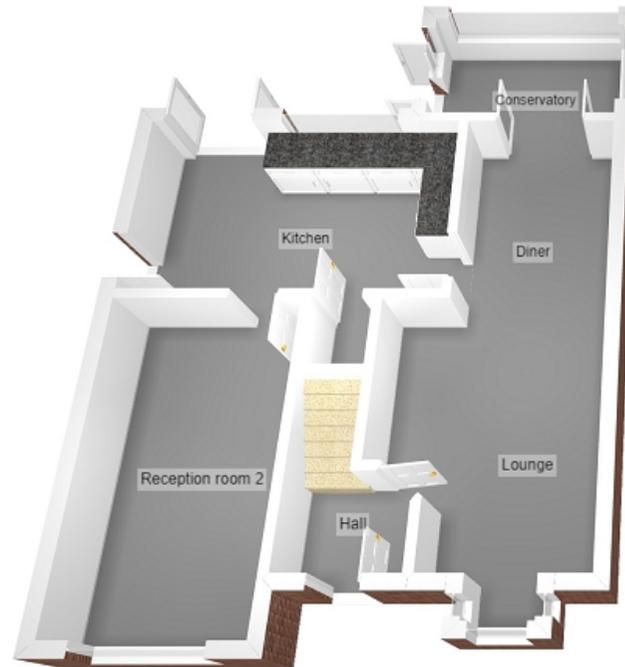


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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