

Payton
Jewell
Caines



Garfield Avenue, Litchard, Bridgend County.
CF31 1QA

Guide Price
£220,000

 PAYTON
JEWELL
CAINES

Garfield Avenue, Litchard, Bridgend County. CF31 1QA

Traditional EXTENDED three bedroom semi detached house comprising entrance hall, lounge, reception room 2, open plan kitchen/living/dining with UTILITY and downstairs WC, three bedrooms, family bathroom, ENCLOSED SOUTH FACING REAR GARDEN, DETACHED GARAGE and OFF ROAD PARKING. Viewing highly recommended.

Guide Price £220,000 - Freehold

- Traditional three bedroom semi detached house
- Extended to the rear/ downstairs WC & utility
- Open plan kitchen/living/dining
- Good side enclosed South facing rear garden
- Large detached garage to the rear/ Off road parking
- Gas combination boiler/ EPC - D , Council tax band - C



DESCRIPTION

Introducing this well presented and extended traditional three bedroom semi detached house situated within the area of Litchard and within easy walking distance of the local Primary School, retail village and McArthur Glen and with a direct bus route into central Bridgend. The property offers excellent access to the M4 at junction 36 which is ideal for commuting.

The property has been extended to the rear to add an open plan kitchen/diner with lantern glazed ceiling giving a modern feel to this family home. Viewing is recommended.

ENTRANCE

Via the side of the property through a part frosted glazed composite front door into the entrance hall finished with central light fitting, ceiling rose, coved ceiling, papered and emulsioned walls and a wood effect laminate floor. Stairs leading to first floor.

LOUNGE (15' 3" x 12' 6") or (4.65m x 3.80m)

Overlooking the front of the property via PVCu double glazed window and finished with a coved ceiling, central light fitting, papered and emulsioned walls with a high level feature picture rail and fitted carpet. Feature fireplace with a coal effect gas living flame fire with a quartz hearth and mantel.

RECEPTION 2 (12' 2" x 10' 6") or (3.70m x 3.20m)

Central light fitting, emulsioned ceiling, papered and emulsioned walls with a high level feature picture rail, skirting and wood effect laminate floor, feature recessed multi fuel burner with slate hearth, ceramic back plate and a wooden mantel. Square arch way through into the open plan kitchen/diner.

L SHAPED OPEN PLAN KITCHEN / DINER (16' 5" max x 14' 0" max) or (5.0m max x 4.27m max)

Narrowing to 2.40m. Overlooking the rear garden via PVCu double glazed window, PVCu double glazed French doors leading out to the rear patio and benefiting from a glazed ceiling lantern. Central light fitting, recessed LED spot lights, emulsioned ceiling and walls, laminate flooring and ample area for dining table and chairs. A range of low level and wall mounted units in oak with a complementary roll top work surface and splash back plinth. Inset sink with mixer tap and drainer. Space for fridge/freezer.

UTILITY ROOM (4' 11" x 5' 11") or (1.50m x 1.80m)

Central spot lights, emulsioned ceiling and walls, skirting and wood effect laminate floor. Wall mounted matching kitchen units in oak with a roll top work surface and plumbing below for automatic washing machine. Space for tumble drier. Wall mounted gas fired combination Baxi boiler.

CLOAKROOM (2' 5" x 5' 11") or (0.74m x 1.80m)

PVCu frosted glazed window to the side, emulsioned ceiling with central light fitting, emulsioned walls, radiator, skirting and wood effect floor. Two piece suite in white comprising WC and a wash hand basin with chrome mixer tap with storage below and ceramic tiles to the splash back.

FIRST FLOOR LANDING

Via stairs with fitted carpet. PVCu double glazed window on the half landing, emulsioned ceiling with central light fitting, access to loft storage, emulsioned and papered walls with a high level feature picture rail.



BATHROOM

PVCu frosted glazed window to the side, central light fitting, emulsioned ceiling, full height ceramic tiles to the wall, wall mounted towel rail and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below and a bath with over bath electric shower and side glazed screen.

BEDROOM 1 (12' 6" x 9' 4") or (3.80m x 2.85m)

Overlooking the front via PVCu double glazed window and finished with a papered ceiling, papered and emulsioned walls with a high level feature picture rail, skirting and fitted carpet.

BEDROOM 2 (10' 6" x 7' 3") or (3.20m x 2.20m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, emulsioned and papered walls with high level feature picture rail, skirting and fitted carpet.

BEDROOM 3 (10' 2" x 5' 9") or (3.10m x 1.75m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling, emulsioned and papered walls, skirting and fitted carpet.

OUTSIDE

Generous enclosed South facing rear garden laid to elevated patio with steps leading down to lawn with mature trees and shrubs, area of decorative stone, rear gated access to the rear lane and a large detached garage.

Open aspect front garden laid to tarmacadam suitable for off road parking two vehicles with side gated access.

DETACHED GARAGE


Traditional up and over door, mechanics pit, power and light installed.

NOTE

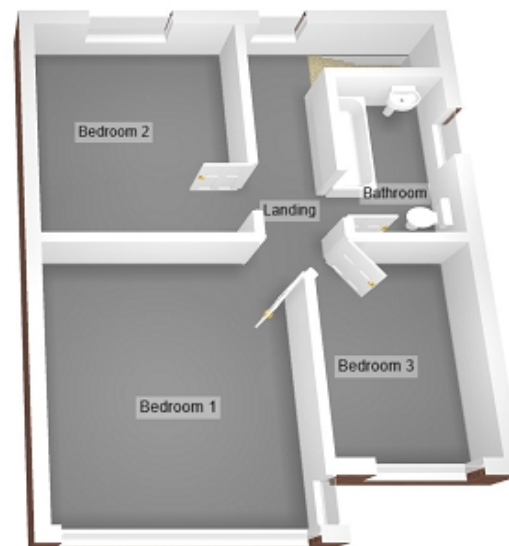
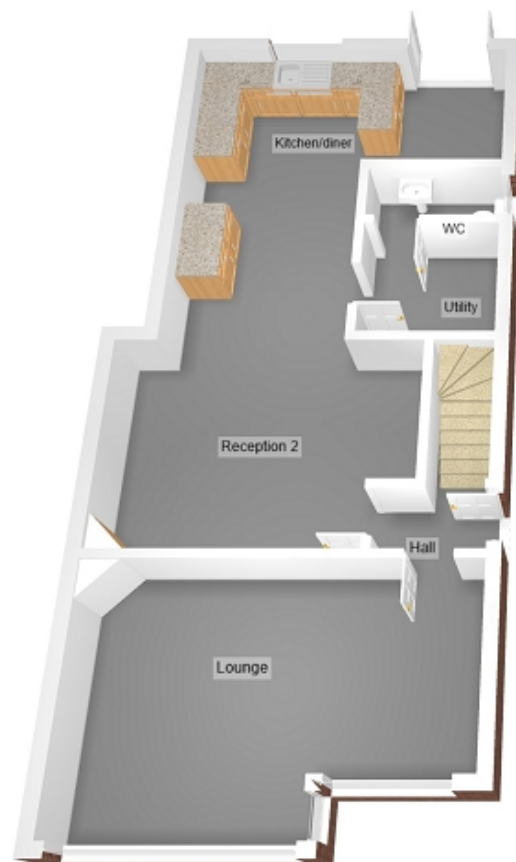
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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.



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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