

37 Litchard Park
Bridgend
CF31 1PF

224,000



- Extended Three Bedroom Semi-Detached Property
- Spacious Family Accommodation
- Open plan living to Rear
- Driveway Parking at front
- Generous Size Rear Garden



Ref: PRA11733

Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

Gareth L Edwards are pleased to offer for sale this Extended Three-bedroom semi-detached Family home offering spacious open plan living to rear with quality fitted kitchen & Utility room, all carpets, blinds and light fittings are to remain. The property benefits from generous driveway parking at the front, side access and a generous size rear garden. The property is within walking distance of The Princess of Wales Hospital and has easy access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet. The property also has easy access to Bridgend Town Centre with all its facilities and amenities including the main line railway station.

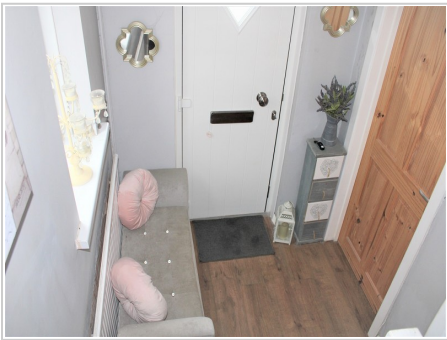
The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge; Open-Plan Kitchen/Dining/Sitting Area; Utility Room. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Driveway parking at front with a generous size rear garden.

Accommodation

Ground Floor

Entrance

via a composite two tone front door with an attractive diamond obscure glazed panel & chrome fittings



Hallway

Laminated flooring, one radiator, uPVC window to the side, skimmed ceiling, access to first floor, pine panel door with chrome fittings leading into an understairs storage cupboard with ample storage.



Lounge (20' 1" x 17' 0") or (6.11m x 5.17m)

Spacious lounge with a uPVC bay window to the front, attractive laminated flooring, two contemporary grey radiators, coved and artexed ceiling, two recesses either side of the fire breast wall, contemporary white and glazed French doors leading into the kitchen with chrome fittings.

Open Plan Kitchen/ Diner/ Sitting Area (16' 7" x 17' 11") or (5.06m x 5.45m)



Kitchen Area

Contemporary style kitchen in two tone grey& cream high gloss with chrome fittings, complimentary worktop, contemporary sink unit with drainer and contemporary mixer taps, attractive splashback tiling, attractive island with an inset five gas hob and complimentary worktop, high level double oven and integrated microwave, space for fridge and freezer, feature coved and skimmed ceiling with chrome sunken spotlighting, chrome contemporary wall mounted radiator, attractive high gloss ceramic tiling to the floor, half glazed uPVC door to the side & window to rear.



Sitting Area/Dining Area

Feature uPVC patio doors to the rear, uPVC window to the side, contemporary chrome heated radiator, high gloss ceramic tiling to the floor, contemporary white panel door with chrome fittings leading into: -



Utility Room

uPVC window to the side, plumbed for automatic washing machine and tumble dryer, high gloss worktop, ceramic tiling to the floor, wood strip ceiling, panelled walls.

First Floor



Landing

Fitted carpet, coved, and skimmed ceiling, loft access, uPVC obscure glazed window to the side.



Family Bathroom

Contemporary three-piece suite in white with black fittings, black & chrome multi head shower, chrome and glass shower screen, attractive high gloss PVC walls, ceramic tiling to the floor, chrome heated towel rail, uPVC obscure glazed window to the rear, high gloss panelled ceiling with chrome sunken spotlighting.



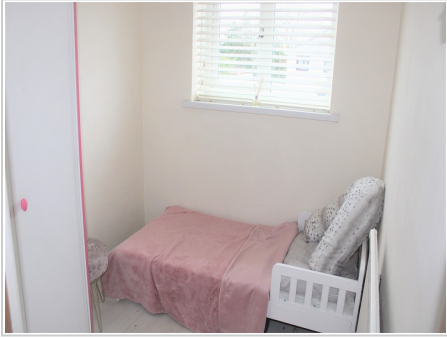
Master Bedroom (10' 11" x 8' 5") or (3.32m x 2.57m)

uPVC window to the rear, contemporary fitted wardrobe with white panel and glass panelled sliding doors, attractive white washed laminate flooring, one radiator.



Bedroom Two (10' 6" x 9' 9") or (3.20m x 2.97m)

uPVC window to the front, coved and skimmed ceiling, attractive whitewashed laminate flooring, triple fitted wardrobes with white louvre doors.



Bedroom Three (6' 10" x 6' 2") or (2.08m x 1.88m)

uPVC window to the front, skimmed ceiling, one radiator, attractive whitewashed laminate flooring.

Outside

Front

Double driveway with hardstanding and a gate giving side access.



Rear

Generous size rear with a patio area, two gardens laid to lawn, an additional patio area to the rear of the garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:39

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.