



**26 Bryn Llidiard, Litchard,
Bridgend, CF31 1QN**

WATTS & MORGAN 160 YEARS



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£199,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this traditional bay-fronted extended semi-detached property located in the sought after area of Litchard. Within walking distance to reputable schools and local amenities; close proximity to J36 of the M4 & McArthur Glen Retail Outlet. Accommodation comprises; entrance hallway, downstairs WC, lounge, spacious dining/sitting room, modern fitted kitchen. First floor landing, three generous bedrooms and a 3-piece family bathroom. Externally providing ample off-road parking leading to a single garage and low maintenance rear garden.

EPC RATING; 'D'.

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 21.1 miles
- M4 (J36) 0.8 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the welcoming Hallway offering a carpeted staircase to the first floor landing with understairs storage cupboard, original maple wood flooring and small 2-piece WC.

The Lounge is a generous size bay-fronted reception room enjoying continuation of wood strip flooring and a central feature to the room is the neutral limestone fireplace with inset living flame gas fire.

The Sitting/Dining Room is a spacious reception room providing uPVC French doors onto the rear patio area, an additional uPVC side window and laminate flooring.

Opening into the Kitchen which forms part of the extension which has been fitted with a range of walnut wall and base units with complementary high gloss laminate work surfaces. A freestanding 'Indesit' range cooker to remain with 5-ring gas hob, dual oven, grill and large extractor hood over; and an integral dishwasher. Plumbing is provided for an appliance and space for a tall freestanding fridge freezer. Further benefitting from; a one and a half stainless steel sink unit with mixer tap, large high gloss ceramic floor tiles, ceiling spotlights and a uPVC courtesy door leads onto the driveway.

FIRST FLOOR

The first floor Landing provides a loft hatch giving access to the loft space, carpeted flooring and a uPVC window to the side elevation.

The Master Bedroom is a light and airy bay-fronted double room offering carpeted flooring, a neutral décor and ample space for free standing bedroom furniture.

Bedroom Two is another good size double room offering a uPVC window to the rear aspect and carpeted flooring.

Bedroom Three is a spacious single bedroom with uPVC window to the rear and carpeted flooring.

The Family Bathroom has been fitted with a modern 3-piece suite comprising; 'P' shaped panelled bath with the mostatic shower over and glass screen, wash hand basin and WC. Benefitting from; fully tiled walls and flooring, chrome heated towel rail and two uPVC windows.

GARDENS & GROUNDS

No.26 is approached off Bryn Lliard onto a large concrete driveway providing off road parking for 3/4 vehicles leading to a single detached garage with manual door and full power supply.

The front garden offers mature planted borders and is laid to lawn.

To the rear of the property lies a fully enclosed low maintenance garden providing a patio area sweeping onto a chippings section.



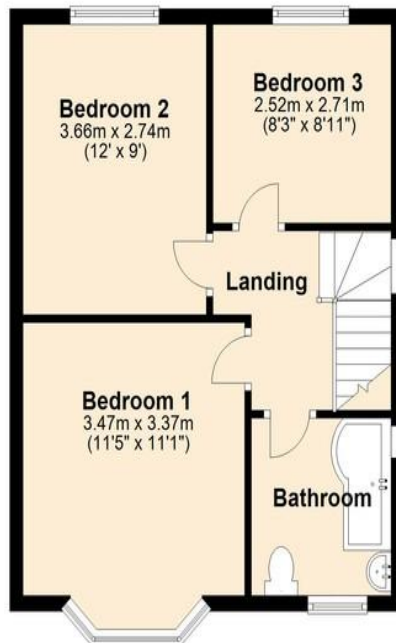
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)

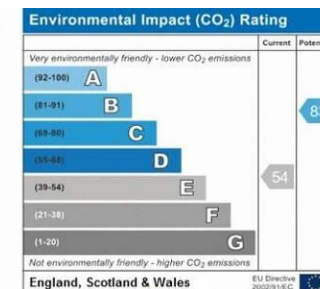
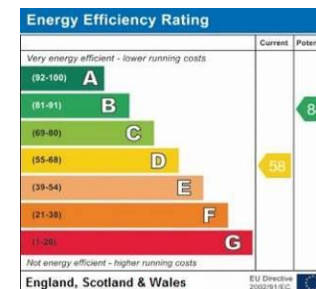


Total area: approx. 94.2 sq. metres (1013.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

SERVICES & TENURE

All mains connected. Free hold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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