

6 Penylan
Litchard
Bridgend County
CF31 1QW

£294,000



- Four Bedroom Semi Detached Dormer Bungalow
- Downstairs Bathroom
- Upstairs Shower Room
- Through Lounge / Diner
- Conservatory
- Driveway Leading To Garage
- Close Proximity To J36 M4
- Beautiful Landscaped Gardens
- Very Well Presented



Ref: PRA10206

Viewing Instructions: Strictly By Appointment Only

General Description

A Must View Daniel Matthew Estate Agents are pleased to offer for sale this spacious, very well presented FOUR BEDROOM semi-detached dormer bungalow located in a popular residential location of Litchard. Situated within a cul de sac and walking distance to local amenities, reputable schools and bus routes; close proximity to McArthur Glen shopping outlet and junction 36 of the M4. Accommodation comprises; entrance hallway, modern fitted kitchen with appliances, generous lounge into dining room, conservatory, downstairs bathroom and bedroom four. First floor landing, three generous bedrooms and a modern three piece shower room. Beautiful landscaped front and rear gardens. Off road parking for several vehicles leading to a single detached garage. EPC Rating; 'D'. Internal viewing comes highly recommended to appreciate what this property has to offer. Call 01656 750764

Accommodation



Entrance Hallway

Enter via front door into hallway. Skimmed walls and ceiling with moulded coving. Radiator. Ceramic tiled flooring. Square arch into kitchen.



Kitchen (8' 10" x 8' 10") or (2.68m x 2.68m)

Situated to the front of the property with UPVC double glazed window to front with blinds. A modern fully fitted kitchen finished in high gloss cream which includes a range of wall and base units to include inset draws and coordinating work surfaces. Electric hob with canopy extractor over, integrated tall fridge and Neff tilt and slide electric oven, space for freezer and plumbing for automatic washing machine. Stainless steel sink with mixer taps. Skimmed ceiling with down lights. Ceramic tiled flooring.



Lounge (15' 0" x 10' 6") or (4.56m x 3.19m)

A light and airy generous room situated to the front of the property, large UPVC window with blinds and radiator under. Artexed and coved ceiling. Skimmed walls with the focal point of the room being the mantle piece with an inset Optimyst electric fire. Fitted carpets. Opening into the dining room.



Dining Room (14' 6" x 9' 4") or (4.42m x 2.85m)

A square arch opens from the lounge into the dining room which is a good size room providing a carpeted staircase to the first floor with under stairs storage cupboard, wood laminate flooring. Skimmed walls and ceiling with coving. Radiator UPVC French doors lead into the conservatory.



Conservatory (9' 3" x 9' 5") or (2.82m x 2.87m)

The Conservatory is UPVC with 'CosyRoof' (still under guarantee), French doors lead out onto the rear patio and ceramic tiled flooring.



Downstairs Bathroom (6' 9" x 5' 7") or (2.06m x 1.69m)

The fully tiled downstairs bathroom comprises of a modern three piece suite in white to include a tiled bath with thermostatic shower over, pedestal wash hand basin and WC. A heated towel rail and UPVC window with blind to the side.

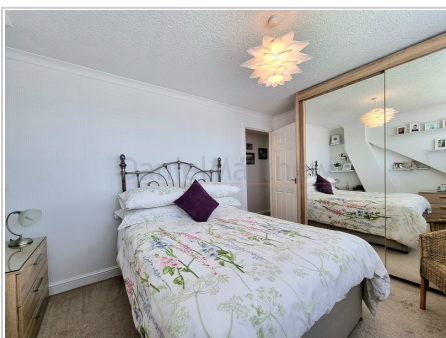


Bedroom Four (9' 5" x 10' 1") or (2.87m x 3.07m)

Bedroom four is a generous downstairs double bedroom with a UPVC double glazed window looking out onto the landscaped garden, carpeted flooring and radiator.

Landing

The Landing has skimmed and coved ceiling and provides an airing cupboard which houses the Baxi combination boiler. Fitted carpets.



Master Bedroom (9' 11" x 12' 8") or (3.03m x 3.87m)

The Master Bedroom is a double room with a UPVC window with blinds and radiator under to the front elevation. Fitted carpets. Fitted mirror fronted double wardrobes.



Bedroom Two (9' 6" x 10' 0") or (2.89m x 3.05m)

Bedroom two is situated to the rear and is a double room with a UPVC window with blinds and radiator under. Fitted carpets. Fitted mirror fronted double wardrobes.



Bedroom Three (12' 6" x 6' 2") or (3.82m x 1.89m)

Bedroom three is a spacious single bedroom comprising UPVC window with blinds and radiator under situated to the rear, built-in over stairs storage cupboard and fitted carpets.



Shower Room (9' 11" x 6' 8") or (3.03m x 2.04m)

The Shower Room has been fitted with a three piece white suite to include; a double fully tiled shower cubicle, pedestal wash hand basin and WC. A UPVC window with blinds, cushion flooring and a chrome heated towel rail. Skimmed and coved ceiling.



Garden

The front garden is laid to lawn with shrub borders. A large block paviour driveway providing parking for several vehicles leading to a single detached garage with power and lighting.

The rear garden is fully enclosed and low maintenance. It is beautifully landscaped with an abundance of colourful shrubs, it enjoys a patio area leading onto a chippings section with stepping stones to a rear decked area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D63

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00



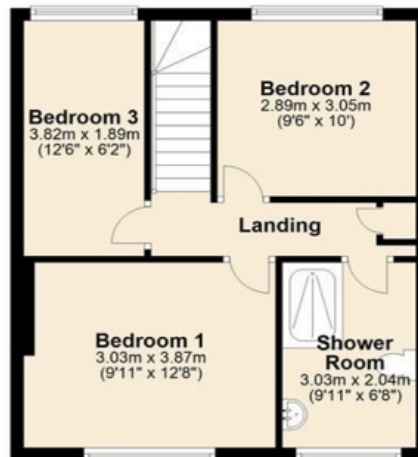
Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.