

38 Heol Castell Coety
Litchard
Bridgend County
CF31 1PU

£315,000



- Four Bedroom Family Detached
- Two Reception Rooms
- Cloakroom
- Kitchen/Diner
- Off Road Parking
- Within Walking Distance To POW
- Good Transport Links
- Call To Arrange Viewing 01656 750764.

Ref: PRA10417

Viewing Instructions: Strictly By Appointment Only

General Description

* Four Bedroom Family Detached Home * Daniel Matthew are pleased to offer for sale this well proportioned four bedroom detached family home situated in the popular area Litchard. Comprising hallway, cloakroom, kitchen/diner, two reception rooms and utility area. To the first floor four bedrooms and family bathroom. Further benefits off road parking and garden to rear. Good transport links and within walking distance to Princess of Wales Hospital. Call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, textured ceiling, papered walls, laminate flooring, stairs to first floor, doors leading to ground floor rooms.

Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, papered walls, low level WC, wash hand basin.



Lounge (10' 06" x 15' 07") or (3.20m x 4.75m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, electric fire with surround, door to dining room.



Dining Room (17' 04" x 8' 09") or (5.28m x 2.67m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator.



Kitchen/ Diner (20' 0" x 8' 07") or (6.10m x 2.62m)

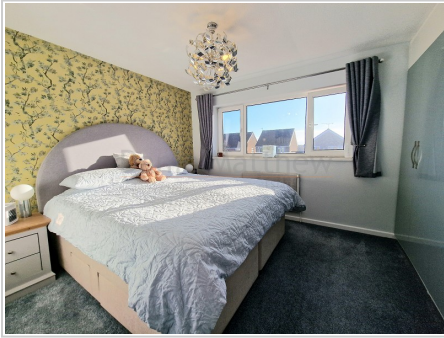
UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to rear garden. Matching wall and base units, sink/drainage, integrated appliances include hob and oven, dishwasher and fridge/freezer. Textured ceiling, plain walls, radiator.

Utility Area

Textured ceiling, plain walls, carpet flooring, plumbing for washing machine, space for tumble dryer.

Landing

UPVC double glazed window to side aspect, textured ceiling, access to loft, papered walls, airing cupboard, carpet flooring, doors to first floor rooms.



Bedroom One (10' 07" x 9' 08") or (3.23m x 2.95m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, carpet flooring, radiator, built in wardrobes.



Bedroom Two (9' 07" x 11' 08") or (2.92m x 3.56m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, radiator.



Bedroom Three (9' 08" x 7' 03") or (2.95m x 2.21m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bedroom Four (7' 07" Min x 10' 02" Max) or (2.31m Min x 3.10m Max)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, tiled walls, vinyl flooring, low level WC, wash hand basin, panelled bath with shower over.



Outside

Front - Hedge boundaries, laid to lawn, with side access to rear garden.

Rear - Tiered garden, fenced boundaries, laid to lawn, pressed resin area.

Services

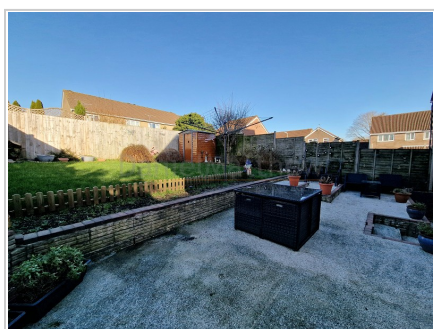
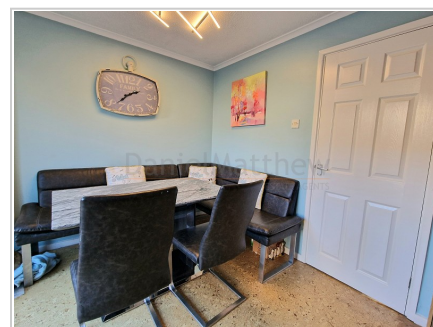
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.