

10 Heol-Y-Groes  
Litchard  
Bridgend  
Bridgend County  
CF31 1QE

£299,999



- Three / Four Bedroom Detached Dormer Bungalow
- Upgraded and Immaculately Presented
- Family Bathroom & Separate Shower Room
- Spacious Lounge
- Open Plan Family Room / Dining / Kitchen
- Generous Drive Leading to Garage / Storage Room
- Beautiful Private Garden
- Close to M4, Junior School and McArthur Glen
- Viewing Highly Recommended



Ref: PRA10479

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*UPGRADED AND IMMACULATELY PRESENTED\*\*\*** This three / four bedroom detached dormer bungalow is situated within the popular area of Litchard. Its close proximity to the M4 makes it an ideal location for commuting from junction 36 of the M4. It's close to the local junior school, Princess of Wales Hospital and McArthur Glen outlet. The property has been enhanced to a high standard and is ideal for a family that is looking to move into a finished home. The property comprises of an entrance porch, large family / dining / kitchen, spacious lounge, bedroom three, study / bedroom four, family bathroom. The first floor has two double bedrooms and a shower room. The garden is private and has been landscaped. There is a generous driveway with plenty of room for off road parking leading to a garage which has been changed into a storage room. Viewing comes highly recommended to appreciate the standard of presentation. Call Daniel Matthew on 01656 750764

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## Accommodation

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### Entrance Porch

Recently fitted entrance porch tiled floor and skimmed walls leading to UPVC front door.



### Kitchen/Diner/Family Room (20' 3" x 15' 1") or (6.16m x 4.60m)

A spacious recently refurbished family room which is open plan with staircase to first floor. Skimmed walls and ceiling with down lights. The floor is tiled with anti slip stone effect ceramic tiles. The kitchen has been upgraded to a high standard and comprises of a range of wall and base units to include inset draws and coordinating work surfaces. Integrated electric oven and microwave, gas hob set within the 'kitchen island'. Tall integrated fridge and freezer plus a dishwasher and washing machine. Contemporary sink unit with mixer taps. Horizontal tall radiator. Space for table and chairs. Two UPVC double glazed windows. Oak doors to all rooms.



### Lounge (19' 9" x 11' 8") or (6.02m x 3.55m)

A light and airy room situated to the front of the property with two UPVC windows to the front with a pleasant outlook and one to the side. Skimmed walls and ceiling with down lights. Tall modern vertical radiator. The focal point of the room is the mantle and chimney breast giving space for a fire. Laminate flooring.



### Study (7' 7" x 6' 6") or (2.30m x 1.97m)

#### Study / Fourth Bedroom

A multi functional room to the side of the property with UPVC double glazed window. Skimmed walls and ceiling with down lights. Laminate flooring. Radiator.



### Bathroom (9' 3" x 8' 7") or (2.81m x 2.61m)

A high specification four piece family bathroom situated to the rear of the property with obscure UPVC double glazed window. Walk in shower which is fully tiled and has a shower screen, WC, a countertop wash hand basin with vanity unit under with tiling to splash back, a free standing curved bath with mixer taps. Skimmed walls and ceiling with down lights. Tiled flooring. Tall vertical radiator.



### Bedroom Three (13' 0" x 9' 10") or (3.95m x 3.0m)

Situated to the rear of the property and is currently being used as a dressing room. Skimmed walls and ceiling with down lights. Three sets of built in wardrobes. Laminate flooring. Modern vertical radiator. UPVC French doors leading out onto the garden.

## Landing

Carpeted staircase leading to first floor landing. Oak doors leading to first floor rooms.



### Bedroom One (12' 5" x 11' 6") or (3.79m x 3.50m)

A double room with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving. Fitted carpets.



### Bedroom Two (12' 4" x 11' 4") or (3.76m x 3.45m)

A double room with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets. Access into eaves giving generous storage.



### Shower Room

A three piece suite in white which includes a walk in shower with screen, sink with vanity cupboard and low level WC. Skimmed ceiling with down lights. UPVC obscure window to rear. Vertical radiator.



## Garden

A private landscaped rear garden which has a patio area with personal door leading into garage. Steps leading to the rear of the garden where there are several areas which include artificial lawn and decorative cotswold stones.

Gated to the front of the property and leads to a very long driveway with a garage which is being used as a storage room which includes plumbing for washing machine. The front garden is generous and maintenance free.

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## Garage

A spacious room which has electric and separate storage / workshop area to the rear.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E54

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

## Council Tax

Band E

Deposit: £0.00

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GROUND FLOOR



FIRST FLOOR

*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.*