

2 Pendre
Litchard
Bridgend
CF31 1NU

£195,000



- MID TERRACE PROPERTY, THREE BEDROOMS
- VIRTUAL TOUR AVAILABLE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- FOUR PIECE BATHROOM SUITE
- WELL PRESENTED THROUGHOUT
- NO ONGOING CHAIN
- DRIVEWAY AND LARGE REAR GARDEN
- CLOSE TO M4 CORRIDOR, HOSPITAL AND LOCAL AMENITIES
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10963

Viewing Instructions: Strictly By Appointment Only



General Description

**** NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS **** Daniel Matthew Estate Agents are pleased to offer for sale this well presented three bedroom mid terrace property situated in the sought after location of Litchard, within walking distance to the Princess of Wales Hospital and is close to local amenities and great transport links. This property benefits from a large rear garden which is ideal for hosting family/friends, driveway for two vehicles to the front. Property comprises to the ground floor, hallway, spacious lounge and kitchen/diner. To the first floor three bedrooms and family bathroom with a four piece suite. Close to junction 36 of the M4 motorway and is being offered with NO ONGOING CHAIN, Viewing's are highly recommended, call today to arrange an appointment on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, plain ceiling, plain walls, laminate flooring, staircase leading to first floor, doors leading into;-



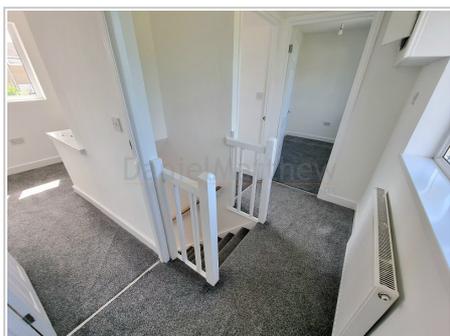
Lounge (14' 10" x 13' 0" Max) or (4.52m x 3.97m Max)

UPVC double glazed window to front aspect, UPVC double glazed French door leading to large rear garden, plain ceiling with coving, plain walls, laminate flooring, radiator.



Kitchen (15' 0" x 13' 0" Max) or (4.57m x 3.97m Max)

Two UPVC double glazed windows to front and rear aspect, UPVC double glazed obscured door leading to rear garden, plain ceiling, plain walls, tiled splashback, grey laminate flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, spaces for under counter fridge/freezer, under stairs storage, radiator.



Landing

UPVC double glazed window to rear aspect, plain ceiling, loft access, plain walls, fitted carpet, radiator, electric consumer unit, doors leading into;-



Bathroom (7' 8" x 7' 3") or (2.34m x 2.20m)

UPVC double glazed obscured door to rear aspect, plain ceiling, extractor fan, plain walls, laminate flooring, four piece suite comprising low level WC, floating wash hand basin, shower cubicle with over head mains and freestanding modern bath, chrome heated towel rail.



Bedroom One (12' 1" x 8' 2") or (3.68m x 2.49m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard.



Bedroom Two (13' 7" x 7' 4") or (4.13m x 2.23m)

Two UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard housing combination boiler.



Bedroom Three (9' 7" x 6' 7") or (2.92m x 2.00m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Outside

Front - Block paved driveway for two vehicles.

Rear - Fenced, wired and brick boundaries, large patio area ideal for hosting for family/friends. large laid to lawn area to rear of garden. Side access leading to front of property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

Tenure

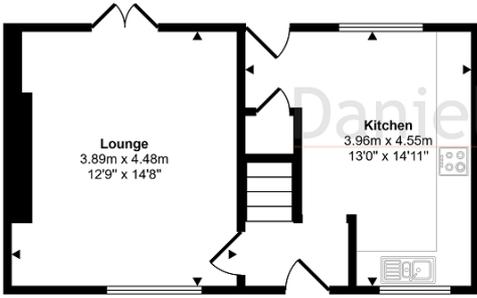
We are informed that the tenure is Freehold

Council Tax

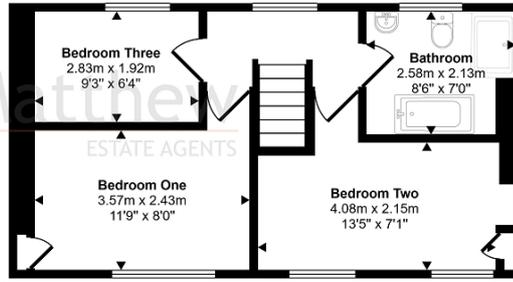
Band C



Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft



First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.