DanielMatthew
ESTATE AGENTS

Ffordd Y Parc,
Litchard,
Bridgend County.
CF31 1RA

167,000











- No Ongoing Chain
- Two Double Bedrooms
- Fitted Kitchen To Front
- Spacious Lounge with French Doors
- Family Bathroom
- Cul-De-Sac Location
- Good Size Rear Garden
- Walking Distance To POW Hospital
- Easy Access To Junc 36 of The M4

Ref: PRA10461

Viewing Instructions: Strictly By Appointment Only

General Description

NO ONGOING CHAIN Daniel Matthew are pleased to offer for sale this well presented two double bedroom end terraced property, situated in a cul de sac location in the popular area of Litchard. It is within walking distance to the 'Princess of Wales Hospital' and a few minutes drive to the M4 corridor at junction 36. Comprising of entrance hallway, fitted kitchen and lounge to the ground floor. To the first floor; two double bedrooms and bathroom. Further benefits, a driveway to the side and spacious enclosed rear garden. This is an ideal First Time Buyer or Investment purchase. Call our team to arrange a viewing on 01656 750764.

Accommodation



Hallway

Enter via composite front door in hallway. Artexed ceiling with smoke alarm. Skimmed walls with radiator and cover. Fitted carpets. Archway leading into kitchen and door into lounge.



Kitchen (7' 10" x 7' 9") or (2.38m x 2.36m)

Fully fitted kitchen situated to the from of the property with UPVC double glazed window and blind. The kitchen has coordinating work surfaces with sink and mixer taps. Integrated electric oven and hob with canopy extractor. Integrated fridge and freezer. Space and plumbing for washing machine. Artexed ceiling with strip lighting. Ceramic tiled floor. Baxi boiler.



Lounge (16' 8" x 12' 6") or (5.07m x 3.80m)

Spacious lounge with skimmed walls and ceiling. UPVC French door out onto garden. Wall mounted electric fire. Fitted carpets. Spiral staircase to first floor.

Landing

Artexed ceiling with loft access. Skimmed walls and fitted carpets. Doors off to all first floor rooms.



Bedroom One (12' 4" x 8' 9") or (3.77m x 2.67m)

A double room situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Artex ceiling and fitted carpets. Built in wardrobes.



Bedroom Two (12' 5" x 7' 10") or (3.79m x 2.40m)

A double room situated to the front of the property with UPVC double glazed window over looking the front garden. Radiator. Artex ceiling and fitted carpets. Built in cupboard.



Bathroom (7' 6" x 4' 9") or (2.28m x 1.44m)

A white fitted bathroom suite with panelled bath with over bath shower and curtain, WC and wash hand basin with vanity cupboard. Fully tiled walls and floor. Radiator. Obscure UPVC double glazed window to side.



Garden

A spacious private rear garden with patio area and the rest laid to lawn. Enclosed with close board fencing. Wooden storage unit. Gate leading to front of the front of the property.

The front garden is laid to lawn and open place with path leading to front door and driveway to side with parking for two vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 59

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band B

Deposit: NOT KNOWN



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.