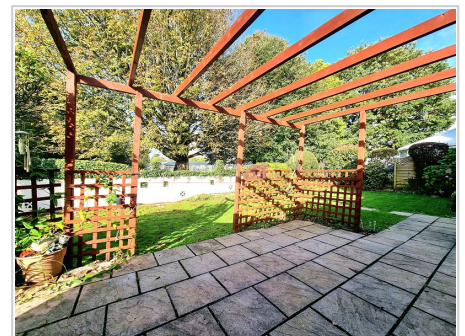


23 Greenwood Close  
Litchard  
Bridgend County  
CF31 1PJ

£259,950



- Extended Four Bedroom Semi Detached
- Two Separate Reception Rooms
- Fitted Kitchen Plus Utility Room
- Downstairs WC
- Ensuite To Master Bedroom Plus Shower Room
- Driveway Leading To Garage
- Generous Beautiful Mature Rear Garden
- Cul De Sac Location
- No Ongoing Chain



Ref: PRA10746

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*EXTENDED FOUR BEDROOM SEMI DETACHED WITH NO ONGOING CHAIN\*\*\*** This spacious family home is situated at the top of a cul de sac with no passing traffic in the popular residential locality of Litchard. Easy access to the M4 at junction 36 and local amenities plus Litchard Primary school, Princess Of Wales Hospital and McArther Glen shopping outlet are all a short distance away. This extended property comprises of: Entrance hallway, spacious lounge, sitting room, fitted kitchen, utility room and downstairs WC. To the first floor there are four good size bedrooms with the master having an ensuite bathroom, there is a separate shower room. The driveway leads to a garage with a low maintenance enclosed front garden. The rear garden is spacious and has a beautiful mature garden backing onto the school playing fields. To view this property call us on 01656 750764.

## Accommodation



### Entrance Hallway

Enter via front door in hallway. Papered walls and ceiling with coving. Carpeted staircase off to first floor. Radiator. Parquet flooring. Doors leading to ground floor rooms.



### Lounge (21' 11" x 11' 11" Max) or (6.68m x 3.62m Max)

Narrowing to 2.71M

A large lounge with a UPVC double glazed bow window to front with blinds to remain and radiator under. Papered walls and ceiling. Feature fire surround. Fitted carpets. UPVC French doors out onto the rear garden. Second radiator.



### Kitchen (9' 7" x 9' 4") or (2.93m x 2.85m)

Fully fitted kitchen which comprises of a range of wall and base units to include inset draws, coordinating work surfaces with tiling to splash back areas, one and a half bowl stainless steel sink with drainer and mixer taps, electric hob with extractor over, oven and an integrated dishwasher and fridge. UPVC double glazed window over looking the garden. Tiled flooring and spot lights. Arch leading to sitting room.



### Sitting room (17' 4" x 8' 10") or (5.29m x 2.68m)

This room forms part of the extension and has two UPVC double glazed windows, two radiators, papered walls and ceiling with coving. Laminate flooring. Cupboard housing the boiler. Door to utility room.



### Utility Room (12' 7" Max x 9' 9" Max) or (3.83m Max x 2.96m Max)

A generous utility room with plumbing for automatic washing machine. Ceramic tiled floor. Doors to front and rear of the property plus a UPVC double glazed window. Door leading to WC.



### Cloakroom/w.c

Two piece suite in white which includes a WC and wash hand basin. Tiled floor. Obscure UPVC double glazed window to rear.

## Landing

Fitted carpets. Doors leading to first floor rooms. Access to loft.



### Master Bedroom (12' 4" x 8' 9") or (3.76m x 2.67m)

UPVC double glazed window to the front with blinds to remain. Coving with papered walls and ceiling. Fitted carpets. Built in wardrobes housing hot water tank. Door to ensuite.



### En Suite (8' 9" x 4' 8") or (2.66m x 1.42m)

A three piece suite which includes a bath, WC and pedestal wash hand basin. UPVC double glazed window to rear with blinds to remain and radiator under.



### Bedroom Two (11' 10" x 11' 1") or (3.60m x 3.37m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. Build in wardrobes. Fitted carpets.



### Bedroom Three (12' 1" x 9' 7") or (3.68m x 2.93m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Fitted carpets.



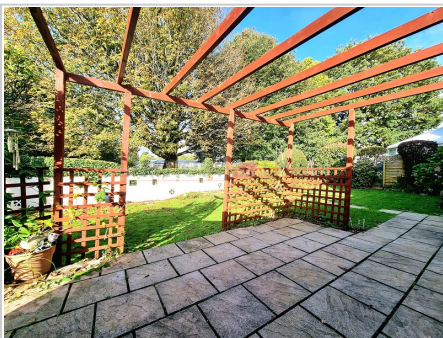
### Bedroom Four (8' 10" x 7' 5") or (2.69m x 2.25m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. Spot lights. Fitted carpets.



### Shower Room / WC (6' 4" x 5' 5") or (1.92m x 1.64m)

A three piece suite which comprises of a cubicle shower, WC and sink with vanity cupboard. Heated towel rail. Tiled walls. Vinyl flooring. Obscure UPVC double glazed window to rear.



### Garden

Spacious, fully enclosed and a nicely landscaped garden backing onto the primary school. The garden is mature and benefits from an abundance of shrubs and bushes. Large patio area with pergola. Two out houses.

The front garden is low maintenance and has a driveway leading to a garage which has electric.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

## Tenure

We are informed that the tenure is Freehold

## Service Charge

## 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.