



10, Anglia Close
Bridgend, CF31 1QX

Watts
& Morgan



10, Anglia Close

Litchard, Bridgend CF31 1QX

£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

** GUIDE PRICE £475,000 - £490,000 **

A beautifully renovated four double bedroom detached property. This traditional Georgian style property sits on a substantially large, landscaped garden and has been presented to an extremely high standard by the current owners. Located in a sought-after location at the head of a quiet cul-de-sac in Litchard. The property is conveniently located within walking distance to McArthurGlen Shopping Centre, Princess of Wales Hospital and located just a short drive from Bridgend town centre and J36 of the M4 motorway.

Accommodation briefly comprises of entrance hall, living room, open plan kitchen/dining/family room, ground floor shower room. First floor landing, four double bedrooms with built-in wardrobes and a modern family bathroom. Externally the property benefits from a private driveway with off-road parking for 2/3 vehicles, garage with power supply, utility room and versatile home studio. To the rear is a substantially large, landscaped garden with various seating areas backing onto common land.

Directions

* Bridgend Town Centre - 1.9 Miles * Cardiff City Centre - 20.8 Miles * J36 of the M4 - 1.0 Mile

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door leading into the welcoming hallway benefitting from solid oak flooring and a handy double built-in storage cupboard. The hallway offers a staircase rising to the first-floor landing and bespoke under stairs storage is built in. Oak doors lead off to the living room, kitchen / dining room and ground floor shower room. The living room is a large dual aspect room. This superb family room benefits from solid oak flooring, a large bay window overlooking the front garden and a central feature fireplace with a wood burning stove. There are patio doors opening out onto the rear garden. The ground floor shower room is a great addition equipped with a 3-piece modern suite comprising of a corner shower cubicle, WC with hidden cistern and a wash-hand basin set within a storage unit. The shower room benefits from tiling to the walls, laminate flooring and a window to the rear. The open plan kitchen/dining/ family room is a wonderful space perfect for entertaining with solid oak flooring, recessed spotlighting and windows overlooking the front. There are patio doors opening out onto the rear garden. The kitchen has been fitted with a contemporary range of co-ordinating shaker style wall and base units with complementary 'Quartz' work surfaces over with coordinating splashbacks. Integrated appliances include 4-ring 'AEG' induction hob, integrated 'Neff' oven and grill with extractor fan over, full length integrated fridge, undercounter freezer and a 'Bosch' integrated dishwasher. The kitchen benefits from a 'Franke' inset stainless steel sink with chrome finishing. There is a built-in drinks station and there is ample space for a freestanding dining table. The living area benefits from further built-in storage units with space for television and ample space for lounge furniture.

The first-floor landing offers carpeted flooring, a built-in airing cupboard housing the gas combination boiler. There is a window to the rear overlooking the garden. There is access to the loft hatch which has a pull-down ladder attached and the loft has been mainly boarded perfect for storage. Bedroom one is a spacious double bedroom with built-in wardrobes, carpeted flooring and windows overlooking the front. Bedroom two is a generous second bedroom with carpeted flooring, built-in wardrobes and windows to the rear. Bedroom three is a third double bedroom with carpeted flooring, built-in wardrobes and windows to the front. The fourth bedroom benefits from carpeted flooring, a single built-in storage cupboard and windows overlooking the rear garden. The family bathroom has been fitted with a 3-piece modern suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin set within vanity unit with work surfaces. The bathroom benefits from recessed spotlighting, vinyl tiled flooring, tiling to the walls and window to the front.

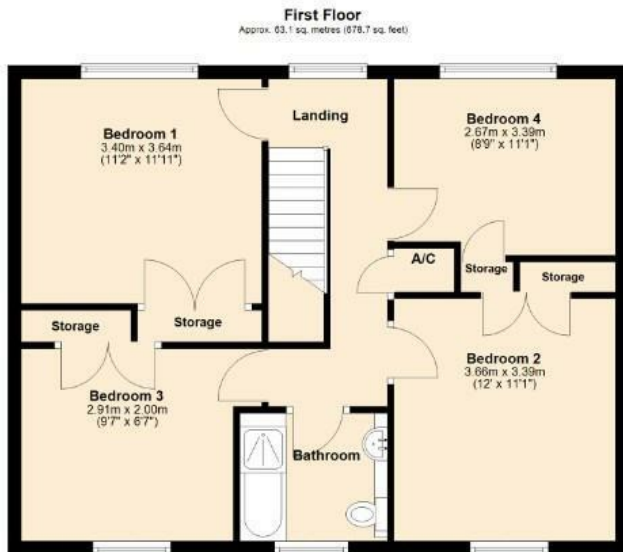
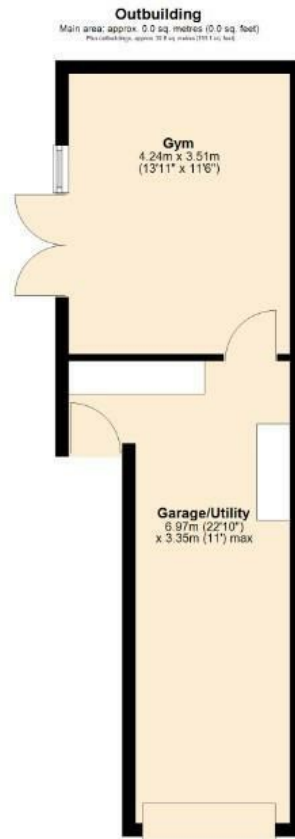
GARDENS AND GROUNDS

Approached off Anglia Close No.10 benefits from a generous corner position at the head of a quiet cul-de-sac. There is a private drive to the front with off-road parking for 2 vehicles and there is a timber gate providing access around to the rear garden. To the rear is a substantially large, landscaped garden with a spacious patio area with various seating areas perfect for outdoor furniture, the remainder is laid to lawn with an abundance of colourful shrubs and flowers. There is a raised patio area at the head of the garden to enjoy the views over the garden and a timber gate provides access onto common land with various walking routes and direct walking access to McArthurGlen Shopping Centre. The property benefits from an extended garage with power supply and fitted workshop units. The utility area has a uPVC door direct to the garden and has been fitted with wall and base units with tiling to the walls and benefits from space and plumbing provided for two appliances, an integrated undercounter freezer and further storage. The home studio is a versatile room with laminate flooring, built-in storage with mirrored sliding doors and patio doors opening out to the rear garden with full power supply and spotlighting.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "F".

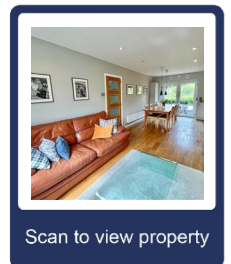




Main area: Approx. 126.2 sq. metres (1358.2 sq. feet)
Plus outbuildings: approx. 32.8 sq. metres (353.1 sq. feet)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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