



3, Great Western Avenue  
Bridgend, CF31 1NN

Watts  
& Morgan







# 3, Great Western Avenue

Litchard, Bridgend CF31 1NN

## Offers In Excess of £299,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented 3 bedroom, extended property. situated in a popular location in Litchard, Bridgend. The property is conveniently located within walking distance of Bridgend Town Centre, Princess of Wales Hospital and offering great access for commuters to Junction 36 of the M4. The property has been modernised to a high standard by the current owners. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/sitting room and utility/shower room. First floor; 2 double bedrooms, 1 single room and a modern bathroom. Externally offers a private driveway to the front with off-road parking for numerous vehicles and a south-facing rear garden.

### Directions

\* Bridgend town centre - 1.1 Miles \* Cardiff - 22.0 Miles \*  
J36 of the M4 - 1.8 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with LVT Herringbone flooring, carpeted staircase leads up to the first floor, handy understairs storage cupboard and all doors lead off. The living room to the front of the property is a great sized reception room with continuation of Herringbone flooring and windows overlooking the front. The ground floor shower room/utility has been fitted with a shower enclosure with tiling to the walls, WC and sink with drainer set within work surfaces with storage cupboards. The utility also houses the 4-year old gas combi boiler with a 5 Year warranty remaining. There is space provided for an appliance, a window to the side and tiled flooring. The sitting room opens into the open-plan kitchen/dining room with continuation of Herringbone LVT flooring, a feature fireplace with hearth and surround and double doors open out onto the south-facing garden. There is ample space for both freestanding lounge and dining furniture. The kitchen has been fitted with a range of shaker style coordinating wall and base units with complementary laminate work surfaces over with a central island with space for high stools. Integrated appliances include; fridge/freezer and dishwasher. Space is provided for a freestanding oven. The kitchen benefits from windows over-looking the rear garden, tiled splash-backs and recessed spotlighting with feature pendant lighting over the central island.

The first floor landing offers carpeted flooring, access to the loft hatch with pull-down ladder attached and a window to the side. Bedroom One is a double bedroom with carpeted flooring, panelling to the walls and windows to the rear. Bedroom Two is a second double bedroom with decorative panelling to the walls, carpeted flooring and windows to the front. The third bedroom is a comfortable single room with carpeted flooring and windows to the rear. The bathroom has been fitted with a modern 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin with laminate flooring and tiling to the walls. The bathroom benefits from brass finishings, an LED mirror, a ladder radiator, recessed spotlighting and a window to the front.

### GARDENS AND GROUNDS

Approached off Great Western Avenue, no. 3 benefits from a private block paved driveway to the front with an EV charging point and off-road parking for numerous and a side gate providing access around to the rear garden. To the rear is a south-facing garden with a spacious patio area perfect for outdoor furniture. Steps lead down to an enclosed section laid with lawn outdoor power sockets and a raised timber decked area. There is a large outdoor storage shed with power supply.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'E'. Council Tax is Band 'C'.



## Ground Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



## First Floor

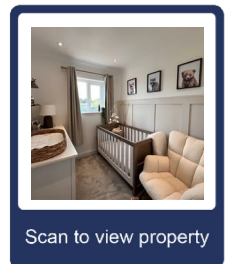
Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 95.2 sq. metres (1024.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	81
England & Wales		EU Directive 2002/91/EC





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