



15, Sycamore Close
Bridgend, CF31 1QS

Watts
& Morgan



15, Sycamore Close

Bridgend CF31 1QS

£255,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

We are delighted to offer to the market this well presented extended three bedroom semi-detached property situated in a sought after area in Litchard, Bridgend. Conveniently located within walking distance of Litchard Primary School, local shops and amenities. Close proximity to McArthur Glen, Junction 36 of the M4, local train stations, Wildmill and Bridgend Town Centre. The spacious accommodation offers flexible living space and comprises of entrance hall, lounge, dining room, sitting room, kitchen/breakfast room, WC/cloakroom. First floor landing, three good size double bedrooms and family shower room. Externally enjoying private driveway with off-road parking for multiple vehicles, car port, detached garage and benefiting from a well presented enclosed rear garden. EPC Rating "D"

Directions

* Bridgend Town Centre - 1.9 Miles * J36 of the M4 Motorway - 1.2 Miles * Cardiff City Centre - 21.1 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Access via a uPVC double glazed door leading into a spacious hallway with laminate flooring, staircase to the first floor and access into the downstairs cloakroom.

Downstairs cloakroom has been fitted with a 2-piece suite comprising of a WC and wall mounted wash-hand basin.

To the front of the property is the spacious main living room with fitted carpets, uPVC windows to the front and double doors opening out into the dining area.

The dining room offers original parquet woodblock flooring, access into the kitchen/breakfast room and then into a further sitting room.

The second sitting room offers karndean flooring, uPVC window to the rear and patio doors opening out onto the rear garden.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Space for a breakfast bar and high stools, windows overlooking the rear and a large built-in storage cupboard. Appliances to remain include inset sink with mixer tap, built-in gas hob and eye-level double oven. There is space and plumbing provided for washing machine, tumble dryer and dishwasher. The kitchen benefits from tiled splashbacks and vinyl flooring. Space is provided for a freestanding American style fridge freezer.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in airing cupboard housing the gas combi boiler.

Bedroom one is situated to the front of the property and is a generous size double bedroom with fitted carpet, windows overlooking the front and built-in wardrobe.

Bedroom two is a further good size double bedroom with fitted carpet and windows to the rear.

Bedroom three is a further double bedroom with carpeted flooring, built-in storage and windows to the front.

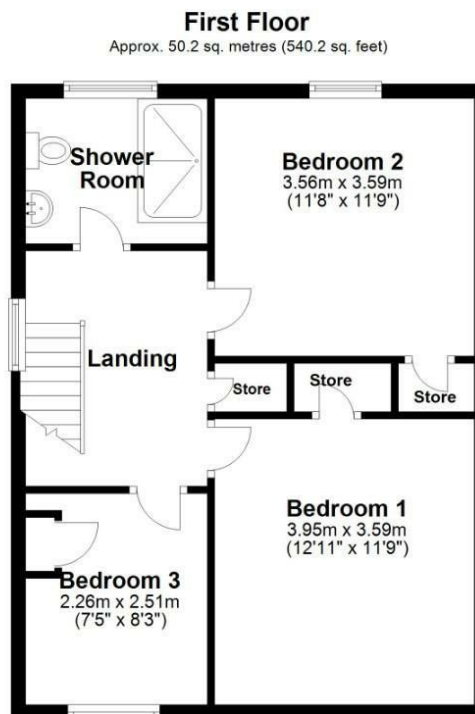
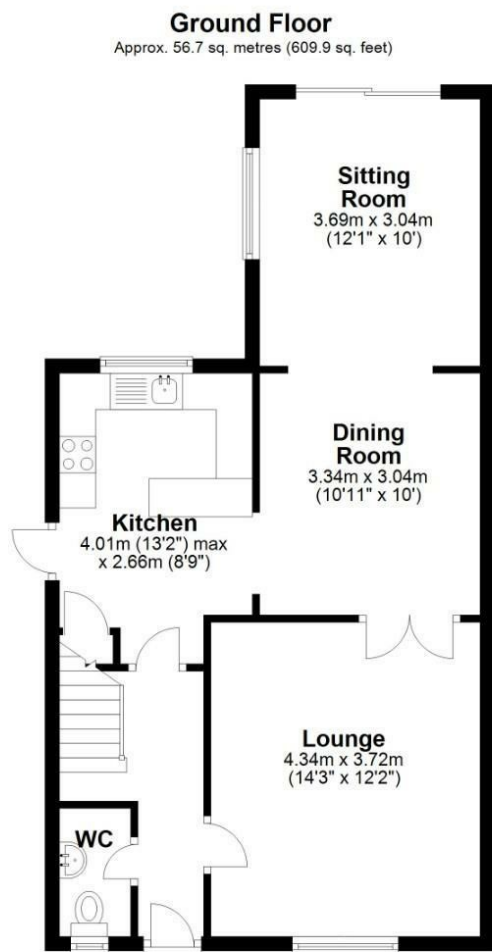
The family shower room has been fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin. Fully tiled walls and flooring and windows overlooking the rear.

GARDENS AND GROUNDS

Approached at the end of a quiet cul-de-sac in Sycamore Close the property benefits from a private driveway to the front of the property and to the side of the property providing off-road parking for multiple vehicles leading down to a covered car port and single garage which offers power supply. To the rear of the property is a well maintained enclosed garden predominantly laid to lawn with a raised patio area ideal for outdoor furniture. The garden benefits from a private aspect backing onto woodland behind.

SERVICES AND TENURE

All mains services connected. Freehold. EPC "D". Council Tax Band "D"

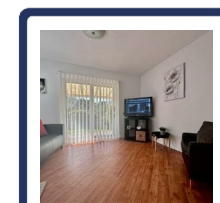


Total area: approx. 106.9 sq. metres (1150.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	84
England & Wales EU Directive 2002/91/EC		



Scan to view property

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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**