



63, Bryn Llidiard  
Bridgend, CF31 1QD

Watts  
& Morgan



# 63 Bryn Llidiard

Bridgend CF31 1QD

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**£260,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

Watts & Morgan are pleased to present this 3/4 bedroom detached bungalow located in the sought-after area of Litchard, Bridgend. With close links to schools, local amenities, Junction 36 of the M4 and McArthur Glen Shopping Outlet. Accommodation comprises; entrance hallway, kitchen, family bathroom, lounge, 1 reception rooms, conservatory and 1 bedroom. First floor landing with access to loft space; 2 double bedrooms. Externally offering a driveway with space for multiple vehicles, single garage, workshop and rear low maintenance garden. Being sold with no ongoing chain and vacant possession. EPC Rating; 'TBC'.

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## Directions

\* Bridgend town centre - 1.0 Mile \* Cardiff City Centre - 19.0 Miles \* J36 of the M4 - 3.5 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a partially glazed uPVC door into a porchway with tiled flooring and uPVC windows to the front.

The kitchen which has been fitted with a range of wall and base units. Integral appliances 4-ring gas hob and plumbing for freestanding appliances to include; freestanding washing machine, tumble dryer, and freestanding fridge. A cupboard houses the new 'Viessmann' combination gas boiler. Further features include laminate flooring and a uPVC window to the side.

The hallway features new fitted carpeted flooring leading to the first floor landing with access to loft space and a uPVC window to the side elevation.

The family bathroom has been fitted with a 3-piece suite comprising a WC, wash hand basin and bath with a shower over. Further features fully tiled walls with an obscured window to the side elevation.

Bedroom Three is a generous single bedroom with newly fitted carpets with a uPVC window over-looking the garden.

The dining room is a light and airy room with a continuation of newly fitted carpeted flooring leading to the conservatory that over-looks the rear garden. Further features tiled flooring and radiator.

The living room is a generous size with carpeted flooring and a feature gas fireplace with marble hearth. Further features a uPVC window over-looking the front garden.

The first floor comprises 2 generous sized double bedrooms.

Bedroom Two is a double bedroom with uPVC windows to the rear and also includes 2 storage cupboards into the eaves loft space.

Bedroom One is a double bedroom with carpeted flooring, windows to the front and benefits from full length fitted wardrobes, a storage cupboard into the eaves and an additional cupboard for storage.

### GARDENS AND GROUNDS

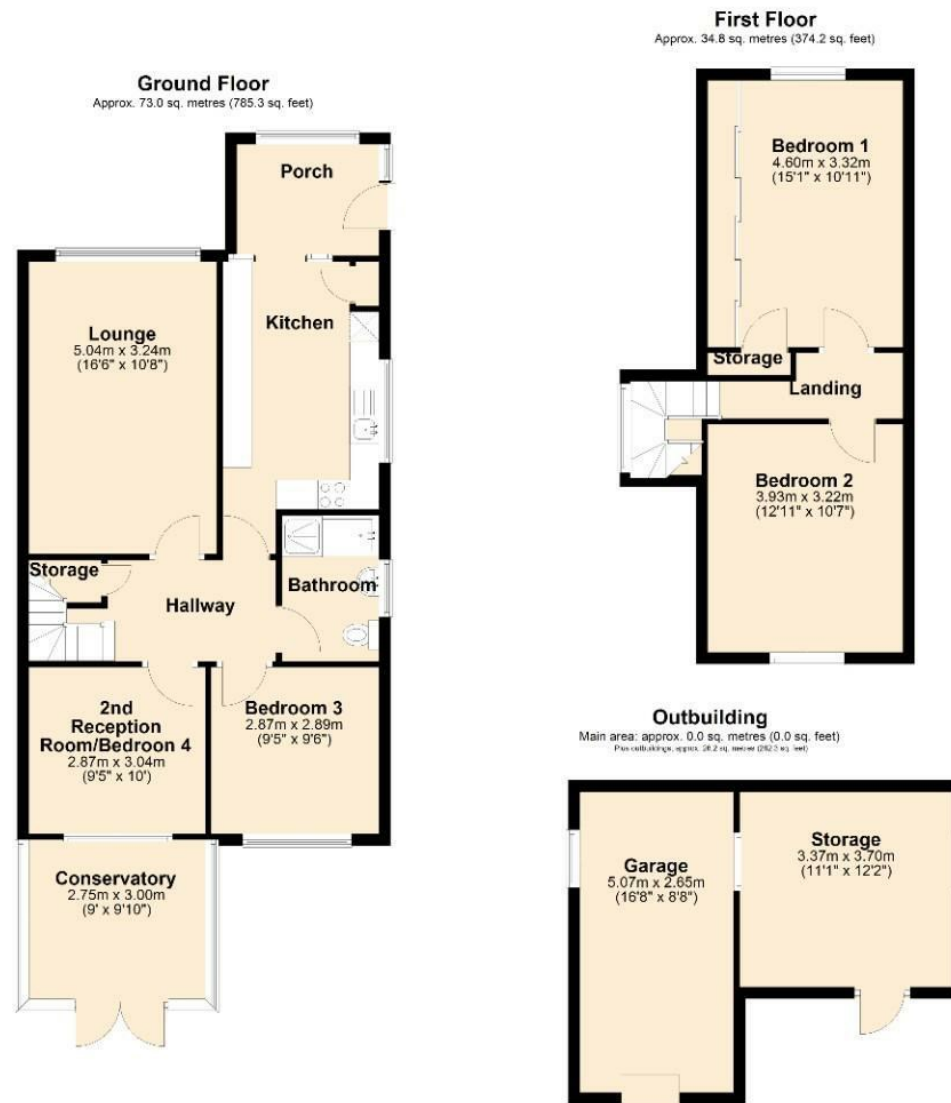
No. 63 is accessed off Bryn Lidiard onto a private driveway with space for multiple vehicles leading to a single garage with a manual up and over door with full power supply. To the front of the property lies an enclosed patio area.

To the rear lies a fully enclosed low maintenance garden with patio area and mature shrubs, ample space for garden furniture and an additional outbuilding which offers further potential for conversion to a home office/gym/storage area. There is also generous space to the side elevation to allow for an extension subject to planning if desired.

### ADDITIONAL INFORMATION

Freehold. EPC Rating; 'BBC'.

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Main area: Approx. 107.7 sq. metres (1159.5 sq. feet)  
Plus outbuildings: approx. 26.2 sq. metres (282.3 sq. feet)

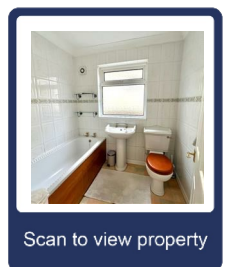
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.

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.

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		
England & Wales		EU Directive 2002/91/EC

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