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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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9 Heol-Y-Groes, Litchard, Bridgend, Bridgend County. CF31 1QE



Offers In Region Of **£325,000**

## Main Features

- Recently renovated and fully modernised. Council Tax Band D. EPC:D
- 3-4 double bedroom detached dormer bungalow
- Open plan kitchen/ dining room
- 2 brand new bathrooms
- Oak flooring and doors
- Approximately 1 mile of Bridgend Town centre, 1.5 miles from the M4 at Jct 36 and 0.25 miles from The Princess of Wales Hospital
- Highly convenient for Litchard Primary School which is located to the rear
- Block paved driveway and pathways to sides
- uPVC double glazing and combi gas central heating
- Vacant possession

## General Information

RECENTLY RENOVATED, FULLY MODERNISED AND REMODELLED , 3 TO 4 DOUBLE BEDROOM DETACHED DORMER BUNGALOW BOASTING OPEN PLAN KITCHEN/ DINING, VERSATILE ACCOMMODATION, 2 BRAND NEW BATHROOMS, BRAND NEW KITCHEN, OAK FLOORING AND DOORS, MODERN OAK AND GLASS STAIRCASE, NEWLY PLASTERED AND PAINTED WALLS, NEW INSTALLATION OF ELECTRICS, NEW BOILER, NEW EXTERNAL RENDER, BLOCK PAVED TRIPLE DRIVEWAY AND MORE!!

Situated in a convenient allocation within approximately 1 mile of Bridgend Town centre, 1.5 miles from the M4 at Jct 36 and 0.25 miles from The Princess of Wales Hospital. Highly convenient for Litchard Primary School which is located to the rear.

Versatile and attractive accommodation comprising ground floor porch, double aspect lounge, open plan fitted kitchen/ dining room, family bathroom, sitting room (optional bedroom 4) leading to conservatory, bedroom 3, first floor shower room, bedroom 1/ dressing room, bedroom 2. Block paved 3 car driveway at front. Paved garden at rear. Block paved driveway and pathways to sides. This home also benefits from uPVC double glazing, combi gas central heating and is offered with vacant possession.

## GROUND FLOOR

### Porch

(7' 10" x 4' 0") or (2.39m x 1.21m)

uPVC double glazed windows to front and side. uPVC double glazed front door and internal door to lounge. Fitted wood venetian blinds. Engineered Oak flooring.

### Lounge

(20' 1" x 11' 11") or (6.13m x 3.64m)

Double aspect with uPVC double glazed windows to front and side. Fitted wood venetian blinds. Newly laid Engineered Oak flooring. Two designer vertical radiators. Newly plastered walls and ceiling. TV connection. Oak vertical panelled door to

### Open Plan Kitchen/ Dining Room

(20' 0" x 15' 3") or (6.10m x 4.65m)

Modern and spacious, open plan 'Heart' of the home. uPVC double glazed window and door to side driveway. uPVC double glazed doors to side pathway. Fitted wood venetian blinds. Open plan Oak 1/4 turn staircase with toughened glass inserts. Newly laid Engineered Oak flooring. Plastered walls and ceiling with inset spotlights and pendulum lighting over breakfast bar. Brand new fitted kitchen finished with grey woodgrain doors with steel handles. Wood effect worktops and breakfast bar with upstands. Composite sink unit with mixer tap. Integral 5 ring gas hob with matching extractor hood and glass splashplate. Integral convection microwave, oven, grill. Second oven with grill. Integral dishwasher. Space for washing machine- (door and plinth available if integral is buyers preferred option). Recess for 1 meter wide American fridge freezer. Designer vertical radiator. Vertical panelled Oak doors to ground floor rooms. Wall mounted electrical consumer unit.

### **Sitting Room / Bedroom 4**

(12' 3" x 10' 0") or (3.73m x 3.06m)

Plastered walls and ceiling. Designer vertical radiator. Newly fitted carpet. uPVC double glazed patio doors to

### **Conservatory**

(10' 10" x 9' 8") or (3.30m x 2.95m)

Solid roof conservatory. uPVC double glazed windows and doors to rear garden. Fitted blinds. Newly laid Engineered Oak flooring.

### **Bedroom 3**

(11' 11" x 9' 7" x 9' 11") or (3.62m x 2.93m x 3.02m)

uPVC double glazed window to rear. Fitted wood venetian blind. Newly fitted carpet. Vertical designer radiator. Plastered walls and ceiling. TV connection.

### **Bathroom**

(6' 4" x 6' 2") or (1.93m x 1.88m)

uPVC double glazed window with fitted wood venetian blind to side. Brand new fitted 3 piece bathroom suite in white comprising close coupled w.c with push button flush, hand wash basin with monobloc tap set in vanity unit and shower bath with Rainstorm shower, mixer tap and 2 hairwash sprays. Split stone feature wall. Fully tiled walls and floor. Designer radiator. Plastered ceiling with inset spotlights and extractor fan.

## **FIRST FLOOR**

### **Landing**

Plastered walls and ceiling. Inset ceiling spotlights. Newly fitted carpet. Vertical panelled white doors to bedrooms and

### **Shower Room**

(9' 3" x 3' 10") or (2.83m x 1.18m)

Brand new fitted shower room comprising white close coupled w.c with push button flush, handwash bowl with monobloc tap set on wall hung vanity unit. Multijet double power shower with glass screen, Rainstorm head, hairwash spray and massage jets. Fully tiled walls and floor. Split stone detail. Grey woodgrain laminate flooring. Plastered ceiling with inset spotlights. Heated towel rail. Shaver point.

### **Bedroom 1/ Open Dressing Room**

(23' 7" x 12' 11" x 9' 8") or (7.18m x 3.93m x 2.95m)

Large spacious double bedroom with partly sloped ceilings. uPVC double glazed window with fitted wood venetian blind. Two double glazed skylight windows. Plastered walls and ceiling. Inset ceiling spotlights and 2 pendulum lights. Two vertical designer radiators. Newly fitted grey carpet. Fitted double wardrobe. 3 floor level cupboards to attic eaves, one housing newly fitted combi gas central heating boiler.

### **Bedroom 2**

(13' 0" x 10' 2" x 11' 11") or (3.96m x 3.09m x 3.63m)

uPVC double glazed window with fitted wood venetian blind overlooking Litchard Primary School to rear. Two vertical designer radiators. Fitted double wardrobe. Plastered walls and ceiling. Newly fitted grey carpet.

## **EXTERIOR**

All external wall elevations have been rendered with low maintenance coloured render in 2021.

### **Front and Side**

Block paved driveway for 3 cars (approx). Raised planting bed. Access with courtesy lighting to front entrance door. External gas meter box. Block paved pathway to right hand side giving access to rear garden and kitchen/ dining room via French doors. Block paved driveway to left hand side providing access to rear garden and kitchen via side entrance door. Courtesy lighting. External electric meter box. Water tap.

### **Rear Garden**

Souther facing, sun all day!. Low maintenance flagstone patio and block paved patio and pathways. Planting bed. Wood fencing. Access to conservatory.

### **Mortgage Advice**

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** E

**Current heating type** Combi

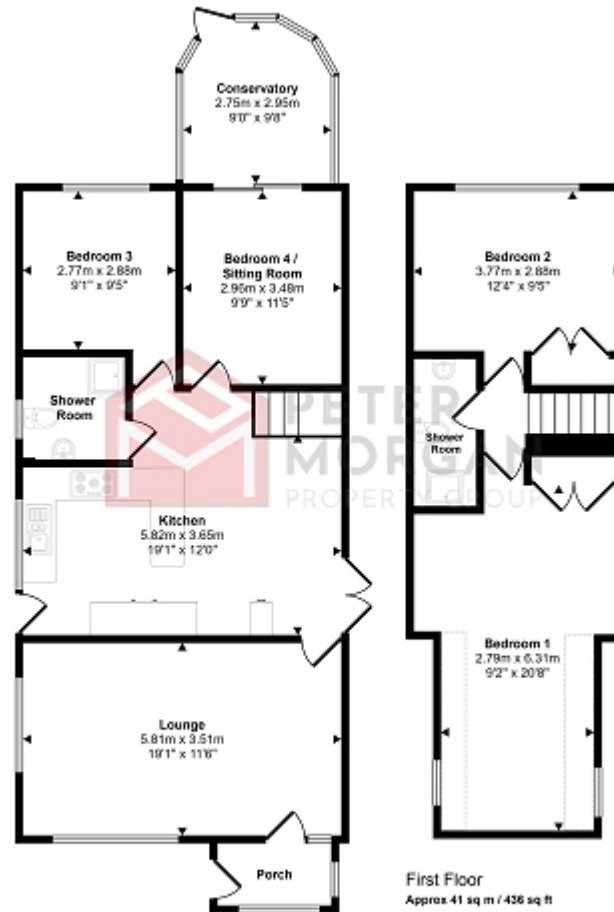
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
129 sq m / 1291 sq ft




Ground Floor  
Approx 79 sq m / 855 sq ft

First Floor  
Approx 41 sq m / 436 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MadeSnaggy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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