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PETER MORGAN  
PROPERTY GROUP

2 Nursery Gardens, Litchard, Bridgend, Bridgend County. CF31 1NH



**£415,000**

## Main Features

- Immaculately presented extended 4 double bedroom home
- Open plan indoor/ outdoor living
- 2 bathrooms
- Landscaped corner plot
- Extended family room
- Driveway, garage and rear parking
- Convenient for supermarkets, Out of Town shopping, local pub/restaurant and the M4 at Junction 36
- Approximately 1 mile from the Princess Of Wales Hospital, local school and rail link
- uPVC double glazing and combi gas central heating
- Council Tax Band F. EPC: C

## General Information

IMMACULATELY PRESENTED 4 DOUBLE BEDROOM, 2 BATHROOM, EXTENDED DETACHED FAMILY HOME, BOASTING A LANDSCAPED CORNER PLOT WITH DRIVEWAY, GARAGE & REAR PARKING, PROVIDING MODERN OPEN PLAN INDOOR / OUTDOOR LIVING FROM KITCHEN & EXTENDED FAMILY ROOM, WOOD BURNING STOVE AND MORE!

Situated in a cul de sac location, convenient for supermarkets, Out of Town shopping, local pub/restaurant and the M4 at Junction 36. Approximately 1 mile from the Princess Of Wales Hospital, local school and rail link.

This home has accommodation comprising ground floor hallway, cloakroom, utility room, open plan kitchen / dining room, bay windowed lounge with wood burning stove, family Room with study and bi folding doors to garden. First floor landing, family bathroom, 4 double bedrooms and en suite shower room.

This home benefits from uPVC double glazing and Combi gas central heating.

## GROUND FLOOR

## Hallway

Composite double glazed door with full length uPVC double glazed side panels to front. Spindled and carpeted staircase to 1st floor and understairs recess. Tiled floor. Radiator. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Wall mounted electrical consumer unit. Part glazed Oak doors to living room and..

## Cloakroom

uPVC double glazed window to side. Close coupled WC with enclosed cistern and push button flush and wash bowl set on plinth with mixer tap. Tiled floor. Tiled splashback. Plastered walls and ceiling. Radiator.

## Lounge

uPVC double glazed bay window with fitted Venetian blinds to front. Freestanding woodburning stove, slate hearth and back plate. Two radiators. Wired for wall mounted TV. Plastered walls and ceiling. Coving. Laminate flooring. Square archway to..

## Kitchen / Dining Room

uPVC double glazed window and French doors to rear garden. Fully fitted kitchen finished with black doors, brass handles and quartz worktops with upstands and tiled splashback. Double bowl Belfast sink with instant boiling water mixer tap. Integral microwave, oven and grill. Ceramic five ring induction hob with quartz splash plate and stainless steel Chimney style extractor hood. Integral dishwasher. Space for American style fridge freezer. 90cm porcelain tiled floor with electric underfloor heating. Black electrical fitments. Breakfast bar. Plastered walls and ceiling. Coving. Inset ceiling spotlights. USB charging points. Upright radiator.

## Family Room And Study

uPVC double glazed window to front. Anodised aluminium glazed bi folding doors to garden. 2 radiators. Plastered walls and ceiling. Inset ceiling spotlights. Wood herringbone style tiled flooring. Wired for wall mounted television.

## Utility Room

uPVC double glazed window to rear. uPVC door with full length double glazed panel to garden. Fitted base units finished in anthracite woodgrain. Quartz worktops. Belfast sink. Tiled splashback. Integral corner unit housing wall mounted Combi gas central heating boiler with wireless thermostat. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Plastered walls and ceiling. Inset ceiling spotlights. USB charging points. Black electrical fittings. Upright radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window with far-reaching views to side. Fitted carpet. Loft access. Plastered walls and ceiling. Inset ceiling spotlights. Radiator. White vertical panelled doors to 1st floor rooms. Airing cupboard.

### Family Bathroom

uPVC double glazed window to rear. Fitted three piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap, shower bath with mixer tap, hair wash spray, rainstorm showerhead and enclosed plumbing. Fully tiled walls and floor. Plastered ceiling. Extractor fan. Heated chrome towel rail.

### Bedroom 1

Triple aspect room with far reaching views. Plastered walls and ceiling. Fitted wardrobes. 2 radiators. Fitted carpet.

### En-suite shower room

uPVC double glazed window to rear. Three piece suite in white comprising close coupled WC with push button flush and wash basin with monobloc tap set in wall unit. Shower cubicle with rainstorm shower and hair wash spray. Tiled splashback. Tiled floor. Upright radiator. Plastered ceiling. Coving.

### Bedroom 2

uPVC double glazed window to front. Fitted Venetian blind. Radiator. Plastered walls and ceiling. Fitted carpet. Alcove.

### Bedroom 3

uPVC double glazed window to front. Fitted Venetian blind. Radiator. Plastered walls and ceiling. Fitted carpet. Alcove with spotlight.

### Bedroom 4

uPVC double glazed window with far-reaching views to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Panelled feature wall.

## EXTERIOR

### Front Garden

Open plan garden laid to lawn with decorative slate filled borders. Outer porch with spotlighting to front door. Illuminated concrete driveway to side with parking for 3 to 4 cars. External gas and electric meter boxes. Access to..

### Detached Garage

Electronic remote control roller vehicular door. Tiled pitched roof. Electric light and power point.

### Rear Garden

Fully landscaped rear garden. Laid to lawn with paved patio providing indoor/outdoor living. Paved pathway. Rear gate leading to parking area for one car. Wood fencing. Garden lighting. External power point.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** F

**Current heating type** Combi

**Tenure** Freehold

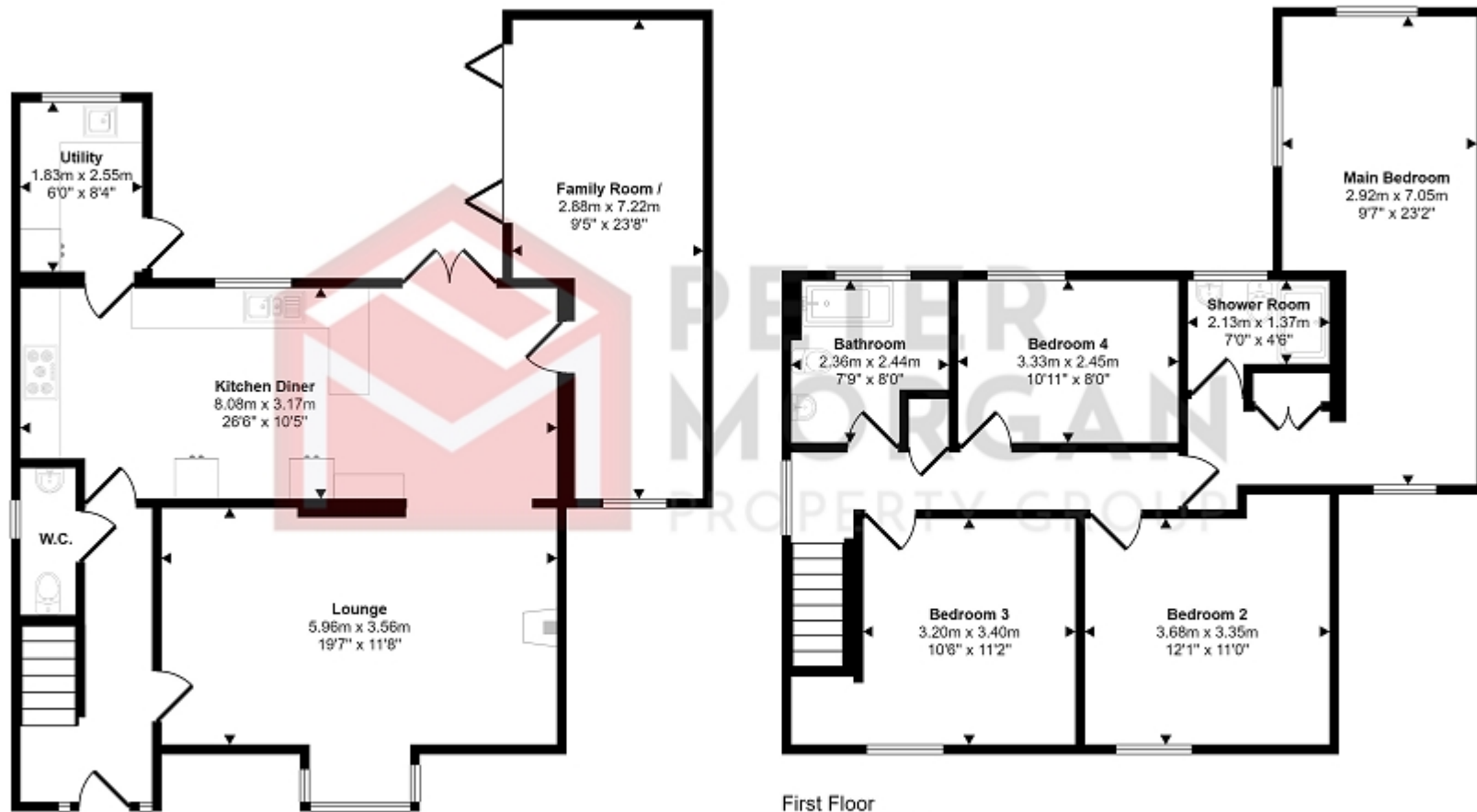








Approx Gross Internal Area  
157 sq m / 1692 sq ft



Ground Floor  
Approx 82 sq m / 882 sq ft


First Floor  
Approx 75 sq m / 810 sq ft

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 Made Snappy 360.





## 2 Nursery Gardens, Litchard, Bridgend, Bridgend County. CF31 1NH

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>	73	
(55-68) <b>D</b>		
(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 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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# PETER MORGAN

## POSITIVELY MOVING

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