



25 LITCHARD PARK. BRIDGEND. CF31 1PF **OFFERS OVER £115,000**

A spacious 3 bedroom semi detached family home with driveway, set on a quiet residential street in the popular area of Bridgend.

Conveniently located within walking distance of the Princess of Wales Hospital, Litchard Primary School, Bridgend Town Centre and McArthur Glen. Along with excellent road links with good access to the M4 Motorway.

The ground floor comprises of entrance hallway, good sized lounge with attractive bay window and fireplace, spacious kitchen/diner with french doors leading to the garden and plenty of cupboard storage and space for appliances.

On the first floor are two double bedrooms, a third single bedroom come office space and the bathroom. The property also benefits from gas central heating and double glazing throughout and has lots of potential to be a comfortable family home.

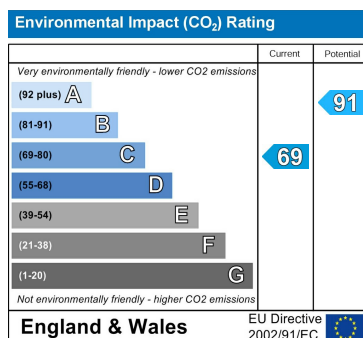
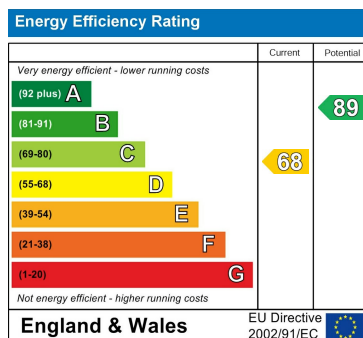
To the rear of the property is a large garden with patio and lawned areas. There is also a lawned garden to the front of the house, with driveway and side access to the rear garden.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

AREA MAP



ENERGY EFFICIENCY GRAPH



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