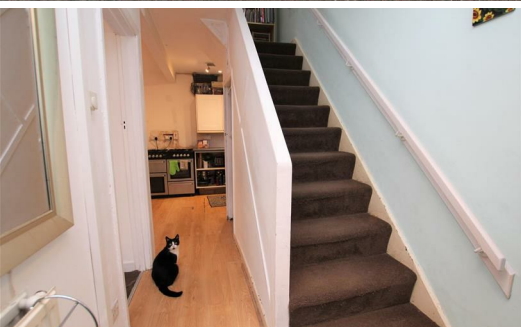




## 25 LITCHARD PARK. BRIDGEND. CF31 1PF

**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

## **LOUNGE**

12'01 x 10'04 max (3.68m x 3.15m max)

Spacious lounge with attractive bay window and fireplace.

## **KITCHEN/DINER**

16'07 x 10'11 max (5.05m x 3.33m max)

Large family kitchen/Diner, french doors leading to the garden, plenty of storage space and room for appliances.

## **BEDROOM ONE**

10'07 x 9'0 max (3.23m x 2.74m max)

Spacious double bedroom with built in wardrobe, fireplace and window to rear.

## **BEDROOM TWO**

9'08 x 8'10 max (2.95m x 2.69m max)

Spacious double bedroom with window to front.

## **BEDROOM THREE**

6'11 x 5'08 max (2.11m x 1.73m max)

Single bedroom/Office space with window to front.

## **BATHROOM**

5'08 x 5'06 max (1.73m x 1.68m max)

Family bathroom with shower over bath and window to rear.

## **OUTSIDE SPACE**

Spacious driveway with side entrance to the garden along with an ample sized front garden that is laid to lawn.

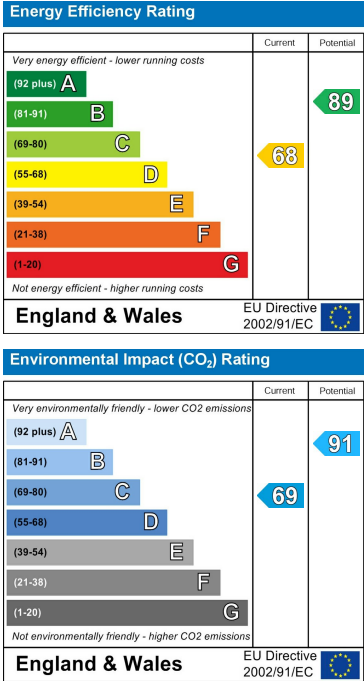
Excellent sized garden to rear, with paved and lawned areas.

FLOOR PLAN

AREA MAP



ENERGY EFFICIENCY GRAPH



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