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67 Garfield Avenue
Litchard, Bridgend, CF31
1QB

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67 Garfield Avenue

Asking price **£205,000**

Situated in the popular Litchard area within walking distance of the local primary school, shops and amenities and a short distance to Junction 36 of the M4 is this three bedroom semi-detached property with garage and south facing garden.

Walking distance to local primary school, shops and amenities

Close proximity to Junction 36 on the M4 and other transport links

South facing garden

Garage and off-road parking

Three bedrooms

In need modernisation

Viewings are you in the highly recommended



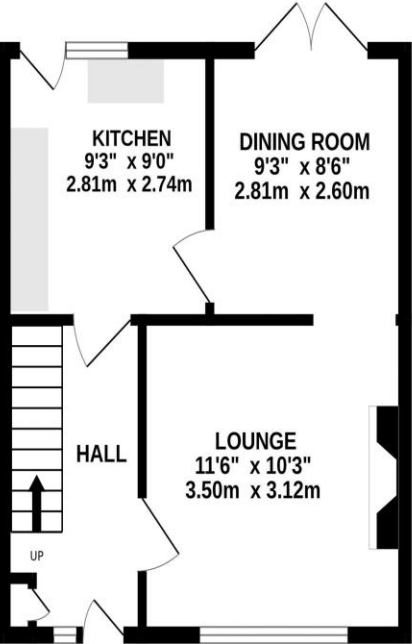


This three bedroomed semi-detached property, in need of modernisation, is situated in the popular Litchard area close to local school and amenities and a short distance to Junction 36 of the M4. The property is entered via a double glazed UPVC door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge, dining room and kitchen. The lounge is a generous sized room with large double glazed UPVC window to the front and open archway through to the dining room. The dining room is a good sized room with doorway to the kitchen and double glazed UPVC French doors to the south facing garden. The kitchen is fitted with a matching range of base and eye level units with work space over, sink with mixer taps and space for two appliances.

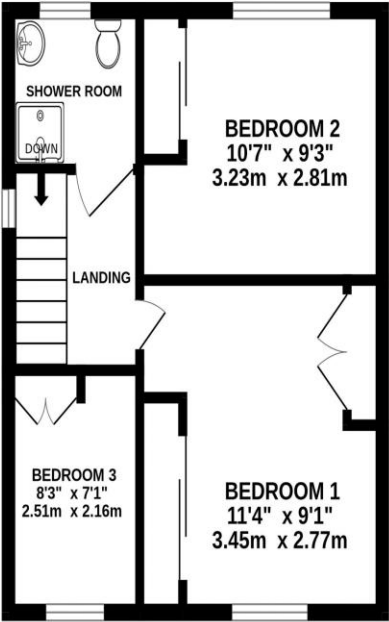
There is a double glazed window and partly glazed UPVC door to rear the garden. To the first floor the landing has a loft inspection point and doors to the three bedrooms and shower room. The master bedroom is a good sized double room that benefits from built-in wardrobes as well as useful alcove storage spaces with a double glazed UPVC window to the front. Bedroom two is another good sized double room with built-in wardrobes and a double glazed UPVC window overlooking the rear garden. Bedroom three is a well portioned single room with useful storage built above the bulkhead of the stairs and a double glazed window to the front. The shower room is fitted with a three-piece suite comprising of a low-level WC, vanity wash handbasin with storage beneath and a corner

enclosure with electric shower. The walls and wet areas are fully tiled and there is an obscure glazed window to the rear. To the front of the property is an ample garden laid to lawn with a sloping driveway ahead of the single garage and access to property. To the rear of the property is a south facing garden laid mostly to lawn with a useful door to the side of the garage. Viewings are highly recommended to appreciate the offer in hand

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Bridgend office head north on Derwen Rd and turn left onto Boulevard De Villenave D'Ornon/A4061. At the roundabout, take the 3rd exit and continue to follow Boulevard De Villenave D'Ornon/A4061 for about a mile passing through 3 sets of lights. At the roundabout, take the 2nd exit onto Rotary International Way/A4061 for half a mile. At the 2nd roundabout, take the 1st exit onto West Plas Rd then turn right at the lights onto Litchard Cross. The turning for Garfield Ave will be 200 yards on the left, follow the road down to the bottom where the property can be found on the left.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

21523, 11:15 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
97 Garfield Avenue BRIDGEND CF31 1LH	Energy rating D	Valid until: 11 February 2033 Certificate number: 0191-2730-0020-2897-1479
Property type	Semi-detached house	
Total floor area	76 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-rental-certificate-minimum-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/domestic-energy-rental-certificate-minimum-energy-efficiency-standard-landlord-guidance>

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



