

# hrt

herbert r thomas

61 Bryn Llidiard

Litchard, Bridgend, CF31

1QD

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## 61 Bryn Llidiard

Asking price **£244,950**

Situated in the highly sought-after upper Litchard area within close proximity to local school, shops, amenities and Junction 36 of the M4 is this beautifully presented three bedroom detached chalet style property with detached garage and off-road parking.

Three double bedroom detached chalet style property

Sought-after upper Litchard location

Two reception rooms

Magnet fitted kitchen with integrated appliances

Off-road parking

Detached garage

Viewings highly recommended



A three bedroom detached chalet style property with garage, off-road parking and situated in the popular area of Litchard within close proximity to local school, shops and amenities.

The property is entered via a composite door flanked by obscure double glazed windows into an entrance hallway laid to laminate flooring and doorway leading through to the lounge.

The lounge has ornate coving to ceiling, PVCu double glazed window to the front, feature fireplace with ornate surround and marble hearth, laid to laminate flooring and doorway through to an inner hallway. The inner hallway has a dog leg staircase rising to the first floor landing and doorways leading to the dining room, bedroom three, bathroom and kitchen.

The kitchen has been fitted with matching range of Magnet base and eyelevel units with marble worktops comprising; sink unit with Swan neck mixer tap, built-in oven, four ring ceramic hob with extractor hood, glass splashback, integrated appliances include washing machine, dishwasher, fridge and freezer. There is a PVCu double glazed door and window to the side, laid to tiled flooring and a larder storage cupboard.

The dining room has PVCu double glazed French doors to the rear garden and exposed stained wooden flooring.

Bedroom three has a PVCu double glazed window to the rear and exposed stained wooden flooring.

The bathroom has been fitted with a three-piece suite comprising; bath, pedestal wash hand basin and low level WC. There is full height

tiling to the walls, laminate flooring and a PVCu obscure double glazed window to the side.

To the first floor landing there is a PVCu double glazed window to the side and doorways to the two generously proportioned bedrooms. Bedroom two has a PVCu double glazed window to the rear overlooking the garden. The master bedroom has a PVCu double glazed window to the front, laminate flooring, door to cupboard housing combination boiler and storage into the eaves.

To the front of the property is an open plan garden surrounded with mature hedgerow and laid to gravel. To the side of the property is a gated access into the driveway providing off-road parking ahead of the prefabricated garage. The rear of the property is enclosed with mature hedgerow and plants to a garden laid mostly to lawn, with a chippings and a decking area.

Viewings on the property are highly recommended to appreciate the proportion and location on offer.

**Approx Gross Internal Area  
93 sq m / 1001 sq ft**



**Ground Floor  
Approx 58 sq m / 627 sq ft**

**First Floor  
Approx 35 sq m / 374 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.





## Directions

From Junction 36 of the M4 travel south signpost to Bridgend, proceed over to roundabouts and take the second right-hand, turning onto Garfield Avenue. Follow the road round to the left passing the shop and the school. The property can be found immediately on the right hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

8/22/24, 10:16 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
83 Blue Lizard Bridgend CF31 1LH	Energy rating <b>E</b>	Valid until: 16 February 2034
		Certificate number: 9233-3035-3003-1614-0207

Property type: Detached house  
Total floor area: 92 square metres

### Rules on letting this property

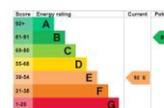
Properties can be let if they have an energy rating from A to E.

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

### Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.