

FOR
SALE



12 Greenwood Close, Bridgend, Mid Glamorgan CF31 1PJ

£225,000 -



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PROPERTY SUMMARY

Introducing this three bedroom semi detached house located in a sought after cul-de-sac in Litchard. The property benefits from a generous lounge / dining room, kitchen, office, downstairs shower room and first floor bathroom, enclosed rear garden, driveway parking and garage. Greenwood Close is within easy walking distance of Litchard Primary School as well as being within a short drive from Junction 36 of the M4 and all the facilities found at McArthur Glen Designer Outlet. This property is being sold with no ongoing chain and viewing is highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Sought after cul-de-sac location
- Generous lounge / dining room
- Downstairs shower room and first floor bathroom
- Driveway parking and garage
- No ongoing chain



ROOM DESCRIPTIONS

Entrance

Via PVCu glazed front door with glazed side panel leading into the entrance hall.

Entrance Hall

Textured ceiling, papered walls, newly fitted carpet, radiator, doors leading to the lounge / dining room. Stairs with spindle balustrade leading to the first floor with recently fitted carpet and smoke alarm.

Lounge / dining room

3.60m x 6.70m (11' 10" x 22' 0") measurements narrow to 2.7m. Textured ceiling, papered walls, solid wood flooring, two radiators and PVCu glazed window to the front with vertical blinds. Original fireplace with tiled surround and hearth. Opening into dining room. Double glass doors leading into the kitchen.

Kitchen

3.40m x 4.60m (11' 2" x 15' 1") measurements narrow to 3m. Papered ceiling, part wood panelled / part tiled walls, tile effect vinyl flooring, radiator and PVCu window with roller blind to the rear of the property. A range of wall and base units with complementary work surfaces housing a stainless steel sink/drainage with stainless steel hot and cold taps. Space for washing machine and cooker.

Office

1.90m x 2.90m (6' 3" x 9' 6") measurements narrow to 2.4m. Textured ceiling, emulsified walls with one feature papered wall, bi-fold door into a storage area, radiator and tile effect vinyl flooring. PVCu window to the rear of the property and sliding door leading into the downstairs shower room.

Shower Room

0.70m x 2.80m (2' 4" x 9' 2") PVCu panelled ceiling with spot lights and vinyl flooring. Three piece suite comprising shower with aqua panelled walls, glass and stainless steel bi-fold door with stainless steel shower and hand attachment, low level WC, stainless steel handrail and vanity sink unit with porcelain top and stainless steel mixer tap. Extractor fan.

Landing

Via stairs with fitted carpet and spindle balustrade. Emulsified ceiling with attic hatch, papered walls, newly fitted carpet and frosted glazed PVCu window to the side of the property. Smoke alarm. Doors leading to three bedrooms and bathroom.

Bathroom

1.70m x 1.90m (5' 7" x 6' 3") Tiled walls, frosted PVCu window to the rear, vinyl flooring in tile effect and radiator. Three piece suite comprising pedestal wash hand basin with stainless steel hot and cold taps, low level WC and bath with stainless steel mixer tap and hand shower attachment. Mirrored unit.

Bedroom 1

2.80m x 3.60m (9' 2" x 11' 10") Emulsified ceiling, papered walls, airing cupboard housing the Worcester boiler and wardrobe with sliding door. Newly fitted carpet and PVCu window overlooking the front of the property.

Bedroom 2

2.90m x 3.40m (9' 6" x 11' 2") Emulsified ceiling, papered walls, PVCu window to the rear of the property, radiator, built in cupboard and fitted carpet.

Bedroom 3

2.30m x 2.00m (7' 7" x 6' 7") measurements are to the wardrobes, maximum measurement is 2.7m. Emulsified ceiling, papered walls, fitted carpet, built in storage, radiator and PVCu window overlooking the front of the property.

Outside

Tarmac driveway to the side of the property with brick pillars and bound by brick wall. The driveway leads to a single garage accessed via an up and over door, paved area leading to the front door with mature shrubs and bushes. Opening into the rear garden.

The rear garden is laid to block paving and lawn with step down to the patio areas, bound by wall and fencing.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	