



St. Georges Avenue, £300,000

- 4 bedroom semi-detached
- Garden outbuilding/Home office
- Quiet Cul-de-sac location
- Council Tax Band D
- Viewing Highly Recommended
- EPC Rating: C



 4  1  2



About the property

Set in a peaceful cul-de-sac within popular area of Litchard, Bridgend, this larger-than-average and extended four-bedroom semi-detached property offers an exceptional amount of space, versatility, and comfort-making it an ideal family home.

Beautifully presented and flooded with natural light, the property opens into a generous entrance hallway with a large under-stairs storage cupboard, ideal for coats, shoes, or general household storage. The heart of the home is a stunning open-plan kitchen with ample space for dining, complemented by sleek bi-folding doors that seamlessly connect the indoors to the private rear garden-perfect for entertaining or family life. A separate lounge provides a cosy space to relax, while an additional dining room offers flexibility for a second sitting area, playroom, or home office. A downstairs cloakroom completes the ground floor.

To the first floor are four well-proportioned bedrooms-three doubles and a fourth single room, ideal for a home office or nursery-alongside a stylish and modern family bathroom.

Outside, the home sits on a slightly larger-than-average corner plot, offering a good degree of privacy. The rear garden is mainly laid to lawn with a generous patio area, ideal for outdoor dining and relaxation. A standout feature is the modern converted garage garden room, which offers further potential as a home office, gym, studio, or guest room.



Accommodation

Entrance Hall

Dining Room - 11' 8" max x 16' 4" max (3.56m max x 4.98m max)

Living Room - 17' 9" max x 13' 1" max plus bay (5.41m max x 3.99m max plus bay)

Storage - 6' 9" x 4' 4" (2.06m x 1.32m)

Kitchen - 17' 3" max x 18' max (5.26m max x 5.49m max)

W.C.

First Floor

Landing

Bedroom One - 12' 1" x 12' 5" (3.68m x 3.78m)

Bedroom Two - 10' 2" x 12' 6" (3.10m x 3.81m)

Bedroom Three - 10' 5" max x 12' 5" max (3.17m max x 3.78m max)

Bedroom Four - 7' 4" x 6' 2" (2.24m x 1.88m)

Bathroom

Externally

Outbuilding/Garden Room - 7' 4" x 11' 9" (2.24m x 3.58m)

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Floorplan



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