



Easterly Close, Brackla, Bridgend ,
CF31 2NA

£249,950



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A two/three bedroom DETACHED BUNGALOW briefly comprising entrance hallway, LOUNGE, DINING ROOM, ADDITIONAL RECEPTION ROOM/BEDROOM 3, kitchen, family bathroom, first floor landing, two bedrooms and shower room. LARGER THAN AVERAGE GARAGE, ample off road parking and enclosed garden to rear.

£249,950 - Freehold

- Two/three bedroom detached bungalow
- Two/three reception rooms
- Ground floor bathroom & first floor shower room
- Larger than average garage, EPC - D
- Ample off road parking for several vehicles
- Ideal family home / must be viewed



DESCRIPTION

Introducing this spacious two/three bedroom detached bungalow situated in Brackla which is within easy walking distance of the Triangle shopping centre and within a five minute drive of the M4 at junction 36. Close to local schools and within a short distance from Bridgend Town Centre and McArthur Glen Designer Outlet.

The property benefits from versatile accommodation and would prove an ideal family home. Viewing comes highly recommended to fully appreciate.

ENTRANCE

Access via front door into entrance hallway.

ENTRANCE HALLWAY

Double glazed door to front with frosted glass insert and tiled flooring.

LOUNGE (13' 5" x 10' 0") or (4.09m x 3.05m)

Overlooking the front via a PVCu double glazed bay window and finished with emulsioned walls, radiator and fitted carpet. Feature fire surround with electric fire. Archway through into dining room.

DINING ROOM (11' 9" x 9' 7") or (3.58m x 2.92m)

The dining room overlooks the front via a PVCu double glazed window and is finished with artexed and coved ceiling, emulsioned walls and fitted carpet.

BEDROOM 3/RECEPTION 2 (10' 0" max x 9' 5" max) or (3.05m max x 2.87m max)

This versatile room is situated to the rear with PVCu double glazed French doors and a PVCu double glazed window. Fitted carpet.

FAMILY BATHROOM

PVCu frosted double glazed window and a three piece suite in white comprising panelled bath with overhead shower and shower screen, low level WC and wash hand basin set within vanity unit. Radiator, tiled walls and flooring.

KITCHEN (9' 7" x 8' 10") or (2.92m x 2.69m)

Overlooking the rear via a PVCu double glazed window and finished with a range of base and wall units with complementary work surface and a sink with mixer tap. Built-in oven and hob and an integrated fridge, freezer and washing machine. One cupboard housing gas boiler. Tiled flooring.

FIRST FLOOR LANDING

Fitted carpet and all doors leading off.

MASTER BEDROOM (12' 4" x 11' 7") or (3.76m x 3.53m)

Overlooking the front via a PVCu double glazed window and finished with storage cupboard, fitted wardrobe and fitted carpet.



BEDROOM 2 (11' 4" x 9' 7") or (3.45m x 2.92m)

Overlooking the rear via a PVCu double glazed window to rear and finished with fitted carpet, fitted wardrobes and storage cupboards.

SHOWER ROOM

To the side via a PVCu frosted double glazed window and a three piece suite comprising shower with shower screen, low level WC and wash hand basin set within vanity. The shower room is finished with tiled walls and vinyl flooring.

OUTSIDE

To the front of the property lies the lawn area, a driveway for ample off road parking and larger than average detached garage. Gated side access to the well presented enclosed rear garden laid with lawn and patio area for seating.


NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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