



Gwaun Coed, Brackla, Bridgend County.
CF31 2HS

£245,000

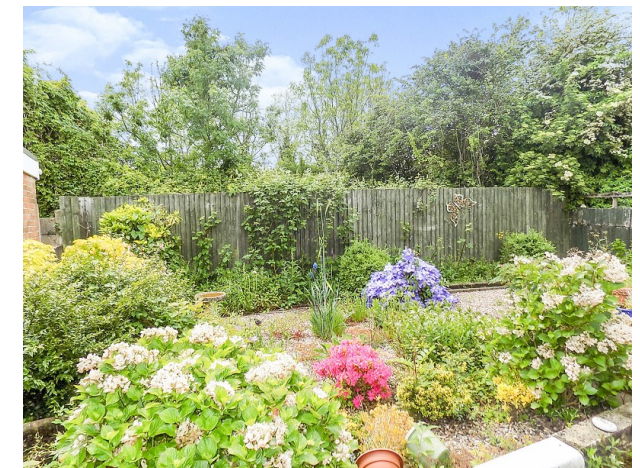


Gwaun Coed, Brackla, Bridgend County. CF31 2HS

A two/three bedroom DETACHED BUNGALOW comprising entrance hall, two bedrooms, lounge, dining room/bedroom three, CONSERVATORY, enclosed rear garden, DETACHED SINGLE GARAGE with good OFF ROAD PARKING. Sought after cul de sac location. Sold with no onward chain.

£245,000 - Freehold

- Two/three bedroom detached bungalow
- Good sized conservatory to the rear
- Detached single garage with off road parking
- Popular quiet cul de sac location
- Sold with no onward chain, EPC-D
- Council tax band -



DESCRIPTION

Introducing this two/three bedroom detached bungalow situated at the head of a sought after cul de sac in Brackla and within easy walking distance of the Triangle giving access to retail and food outlets. The property benefits from a good sized conservatory to the rear, detached single garage with good off road parking and is sold with no onward chain.

ENTRANCE

Via part glazed composite front door into the inner hallway.

INNER HALLWAY

Coved ceiling, papered walls, wall mounted fuse box, skirting and laminate flooring. Internal door leading to the entrance hall.

ENTRANCE HALL

Coved ceiling, papered walls and laminate flooring. Doorway through to bedroom two. Large fitted storage cupboard.

BEDROOM 2 (9' 10" x 9' 2") or (3.00m x 2.80m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, central light fitting, coved ceiling, papered walls, skirting and laminate flooring.

LOUNGE (17' 9" x 12' 0") or (5.40m x 3.65m)

Overlooking the front via PVCu double glazed bay window with fitted vertical blind and finished with a coved ceiling, papered walls, skirting and wood effect laminate flooring. Feature electric coal effect fire with ceramic hearth and wooden mantle.

FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted roller blind, skimmed ceiling with recessed LED spot lights, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity shelf with storage below and large walk in shower with a pull down seat and handrail, glazed sliding doors and a plumbed shower. Two wall mounted heated chrome towel rails.

KITCHEN (11' 10" x 8' 2") or (3.60m x 2.50m)

Overlooking the side via PVCu double glazed window with a fitted roller blind and a part glazed PVCu door leading out to the side of the property. Skimmed and coved ceiling, central light fitting to remain, ceramic tiles to the wall and vinyl flooring. A range of low level and wall mounted units in oak finish with complementary roll top work surface, inset one and half basin sink with mixer tap and drainer. Space for fridge/freezer, double electric oven, four gas ring hob with overhead extractor hood, plumbing for automatic washing machine and wall mounted gas fired Baxi combination boiler.

BEDROOM 1 (11' 10" x 9' 10") or (3.60m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls, laminate flooring and fitted storage comprising two double wardrobes, bedside tables, over bed storage and dressing table.



RECEPTION ROOM 2/BEDROOM 3 (10' 10" x 9' 10") or (3.30m x 3.00m)

Access to loft storage, coved ceiling, central light fitting, papered walls and laminate flooring. Large fitted storage cupboard and a doorway through into the conservatory.

CONSERVATORY (12' 8" x 9' 10") or (3.85m x 3.00m)


Three aspects of PVCu double glazing with high level feature windows, PVCu sill, skirting and laminate flooring. Radiator, wall lights and door leading out to the rear garden.

OUTSIDE

Enclosed rear garden laid to patio with mature trees and shrubs, side access into the garage with electric up and over door, power and light and a block pavia driveway to the front with side gated access.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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