

45 Gwaun Coed  
Brackla  
Bridgend County  
CF31 2HS

£275,000



- Three Bedroom Link Detached Chalet Bungalow
- Spacious Lounge
- Kitchen / Dining Room
- Downstairs Bathroom & Upstairs Shower Room
- Gardens To Front & Rear
- Driveway Leading To Garage
- Close To Schools, Amenities & M4 Corridor
- Would Benefit From Upgrading
- NO ONGOING CHAIN

**Ref: PRA10885**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\*THREE BEDROOM LINK DETACHED CHALET BUNGALOW WITH NO ONGOING CHAIN \*\*\* Daniel Matthew are pleased to offer for sale this three bedroom bungalow situated on the popular estate of Brackla in a sought after area. An opportunity to purchase a property that would benefit from upgrades throughout. Comprising of an entrance porch, lounge, kitchen /dining room, downstairs bedroom and bathroom. To the first floor two further bedrooms and shower room. The downstairs bedroom has been extended into a large room. Further benefits are gardens to front and rear with a driveway leading to a garage. The property is situated close to local amenities and schools and easy access to the M4 at junction 35 & 36. Bridgend town centre and train station is approximately five minutes drive. Call our team on 01656 750764 to arrange a viewing.

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## Accommodation

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### Entrance Porch (6' 11" x 5' 11") or (2.12m x 1.80m)

Enter via a UPVC front door into large porch area. Artex ceiling and paper walls. UPVC double glazed window with blinds. Fitted carpets. Door leading into hallway.

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### Hallway

The hall has a staircase off to first floor. Artex ceiling and papered walls. Radiator. Fitted carpets. Doors leading to ground floor rooms.

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### Lounge (16' 10" x 13' 4") or (5.12m x 4.06m)

A generous size lounge to the front with a lovely UPVC walk in bay window with blinds over looking the front garden. Artex and coved ceiling with papered walls. Radiator. The focal point is the mantle piece with a gas fire (this has been disconnected). Fitted carpets.

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### Dining Room (9' 0" x 8' 7") or (2.74m x 2.61m)

Tongue and grove ceiling with vinyl flooring. Built in cupboards and space for tall fridge freezer. High UPVC double glazed window. Radiator. Space for table and chairs. Archway through into kitchen.

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### Kitchen (12' 1" x 8' 6") or (3.69m x 2.59m)

A fully fitted kitchen which comprises a range of wall and base units to include inset draws and coordinating work surfaces with tiling to splash back areas. Integrated electric oven and hob with extractor over. Stainless steel sink with drainer and mixer tap, plumbing for automatic washing machine. Tongue and groove ceiling with strip lighting. Ceramic tiled floor. UPVC double glazed window over looking the garden and UPVC back door out onto garden.



### Bedroom Downstairs (17' 5" x 12' 4") or (5.31m x 3.77m)

An excellent size double room which has been extended to give extra bedroom space. Artexed ceiling and paper walls. Two radiators. Fitted carpets. UPVC double glazed window over looking the garden.



### Bathroom (8' 10" x 5' 8") or (2.69m x 1.73m)

A three piece suite which includes a panelled bath, sink built into a vanity unit and WC. Ceramic tiled walls and floor. Radiator. Obscure UPVC double glazed window.

## Landing

The landing area gives access to two bedrooms and the shower room. Build in cupboards, one of which is an airing cupboard. Fitted carpets.



### Bedroom Two (13' 2" x 10' 8") or (4.02m x 3.26m)

Situated to the rear of the property with UPVC double glazed window over looking the garden with radiator under. Fitted wardrobes and dressing table with mirror. Sloping ceilings. Fitted carpets. Access into the eves and loft.



### Bedroom Three (12' 9" x 11' 1") or (3.89m x 3.37m)

Situated to the front of the property with UPVC double glazed window over looking the front garden with radiator under. Fitted mirror fronted wardrobes. Sloping ceilings. Fitted carpets. Access into the eves.



## Shower Room (6' 4" x 4' 6") or (1.93m x 1.38m)

This upstairs shower room has been fully tiled to walls and floor. Cubicle shower. WC. Radiator. UPVC obscure glazed window.



## Garden

The lovely garden benefits from lots of space to sit relax. The large patio area is set within the matures bushes and shrubs. There is access via a personnel door into the garage and a side gate leading to the front of the property.

The front of the property has an established and nicely landscaped garden to include mature bushes, flowers and shrubs. There is a pathway leading to the porch entrance door and gate to the rear garden. Driveway leading to garage.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E







Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

