



45 Gwaun Coed, Brackla

£275,000 Freehold

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



THREE BED LINK DETACHED CHALET BUNGALOW (NO ONGOING CHAIN) in popular Brackla estate. Requires upgrades, 3 beds, garage, garden. Close to amenities, M4, schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Entrance Porch

6' 11" x 5' 11" (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.

Hallway

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

Lounge

16' 10" x 13' 4" (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.



Dining Room

9' 0" x 8' 7" (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.



Kitchen

12' 1" x 8' 6" (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 grove ceiling with strip lighting. Ceramic tiled floor. UPVC double glazed window over looking the garden and UPVC back door out onto garden.

Bedroom One

17' 5" x 12' 4" (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" (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" (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" (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" (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.

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