

HUNTERS[®]

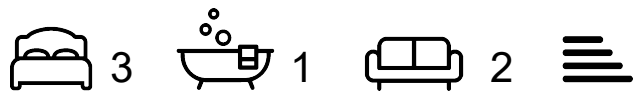
HERE TO GET *you* THERE



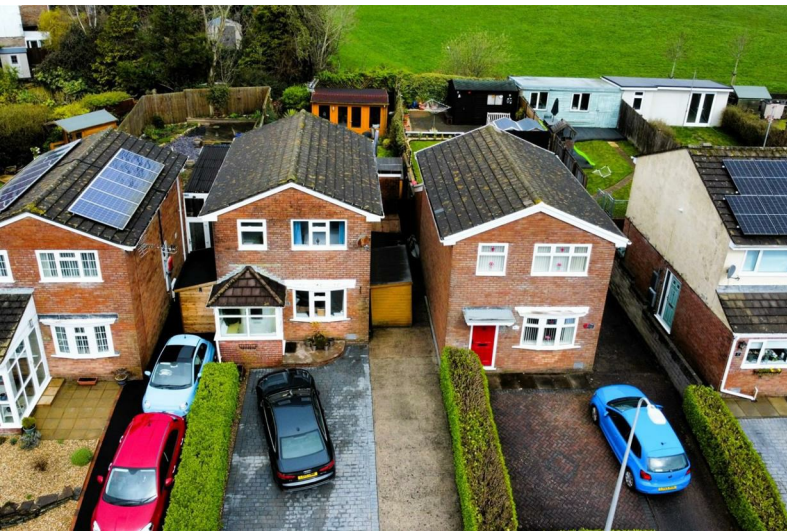
The Chase

Brackla, Bridgend, CF31 2JH

£260,000



Council Tax:



28 March 2024 11:02

23 The Chase

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General

Conveniently off junction 35 or 36 of the M4 in South Wales. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Brackla is a community in the east of Bridgend in Bridgend County Borough. Brackla has a population of 11,749. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Porch

6'4" x 3'10" (1.93m x 1.17m)
with laminate flooring, brick & skimmed walls and ceilings, upvc front door, window to front and side secondary door into hallway.

Hallway

With laminate, smooth walls and ceilings, central light fitting, radiator, stairs to first floor, front door and door to:

Lounge

14'11" x 11'6" (at widest) (4.55m x 3.51m (at widest))
with laminate flooring, smooth walls & textured ceilings which are covered with central light fitting, bay window to front and glass French doors to dining, radiator.

Dining

14'6" x 10'9" (4.42m x 3.28m)
with laminate flooring, skimmed walls and textured ceilings which are covered with two central lights, radiator, open arch to kitchen, utility cupboard under stair.

Kitchen / Breakfast room

20'00" x 8'2" (6.10m x 2.49m)
with laminate & tiled flooring, smooth / tiled walls & textured ceilings which are covered with central lights, window and French doors to rear, selection of base and wall units in beech with granite effect worktops, integral sink and drainer, appliances which include electric oven and hood and gas hob. Wall mounted gas boiler.

Landing

Carpets, skimmed walls and textured ceilings, central light fitting, wood banister with spindles, airing cupboard.

Bedroom 1

14'3" x 8'7" (4.34m x 2.62m)
with laminate, smooth walls and textured ceilings, central light fittings, radiator, window to front,

Bedroom 2

11'0" x 8'7" (at widest) (3.35m x 2.62m (at widest))
with laminate, smooth walls and textured ceilings, central light fittings, radiator, window to rear,

Bedroom 3

10'00" x 6'6" (3.05m x 1.98m)
with laminate, smooth walls and textured ceilings, central light fittings, radiator, window to front.

Bathroom

6'7" x 5'9" (2.01m x 1.75m)
with vinyl flooring, tiled walls and textured ceilings with central lighting, 3 piece white suite wc and sink built into vanity and bath with electric shower and glass screen, upright radiator, window to rear.

Tel: 01656 856118

Garden

Tiered rear garden with patio area against rear of house and summer house / shed and steps leading to a larger rear upper area and side access to front, upper tier has been landscaped to include a slate path, decked areas with raised stone borders, access to wood cabin.

Wood Cabin

A purpose built wood cabin with carpets, power and lighting currently used as a gym / entertainment room.



Road Map



Hybrid Map



Terrain Map



Floor Plan

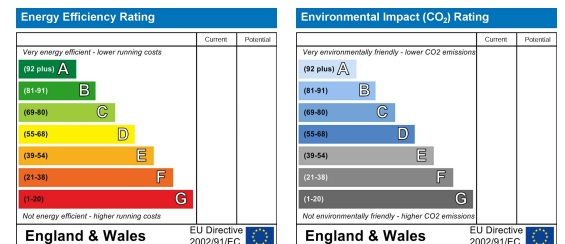


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.