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19 Chorley Wood
Close
Brackla, Bridgend, CF31 2EU

19 Chorley Wood Close

Asking price **£350,000**

Located in the highly sought-after Chorley Wood Close is this four double bedroom, two reception room extended detached bungalow with detached garage, situated on a large plot, with large rear garden in a pleasant cul-de-sac location with close proximity to both Bridgend Town Centre and Junction 36 of the M4.

Generously proportioned four double bedroom detached bungalow

Highly sought-after and rarely available Street in Brackla

Detached garage

Cul-de-sac location

Large Westerly facing rear garden

Two reception rooms

Two bathrooms

No Chain

Close proximity to transport links and Bridgend Town Centre

Viewing's are highly recommended





Situated in the highly sought-after Chorley Wood Close in Brackla is this impressive and spacious four double bedroom, two reception room detached traditional bungalow with garage and close proximity to Bridgend Town Centre and junction 36 of the M4.

The property is entered via a PVCu double glazed door into an entrance hallway with door to storage cupboard and doorways to the two reception rooms, bedroom, shower room, utility room and kitchen. The lounge is a generous size room with a large PVCu double glazed window to front and coving to ceiling. The dining room has coving to ceiling and a doorway through to an inner hallway and sliding patio doors leading out to the westerly facing rear garden.

Bedroom four has coving to ceiling and a PVCu double glazed window to the front. The shower room has been fitted with a three-piece suite comprising; close coupled WC, wash handbasin and shower cubicle. There is tiled flooring and a PVCu window to the side.

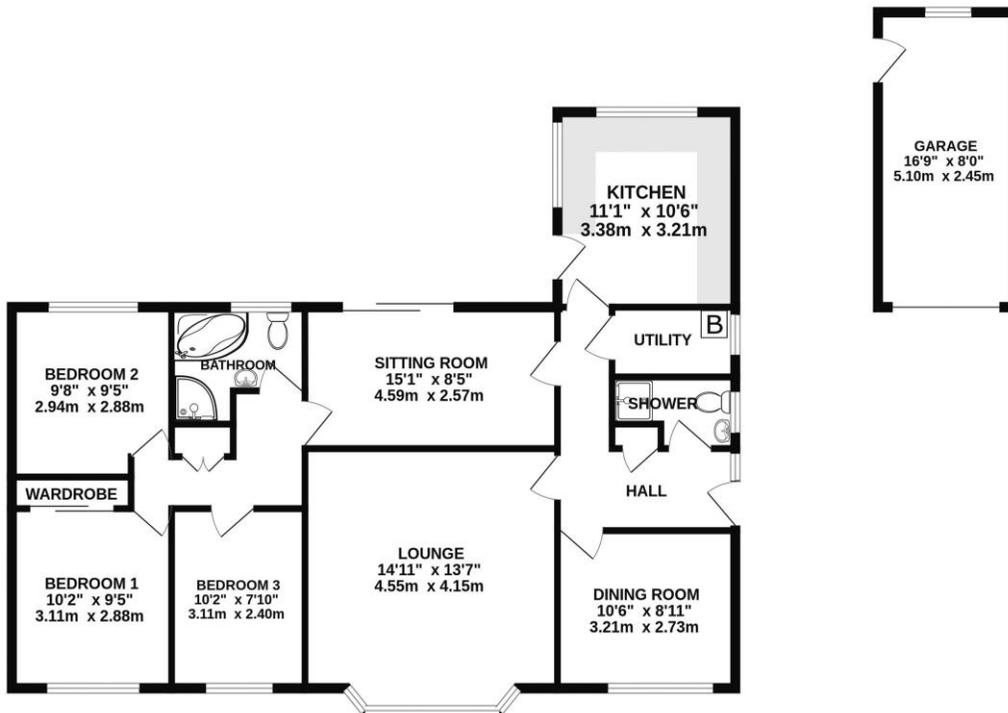
The kitchen has been fitted with a matching range of oak base and eyelevel units with rolltop workspace over comprising; 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, fridge, freezer, eyelevel double oven, ceramic hob with pull-out extractor hood, tiled flooring, PVCu double glazed door to garden and two PVCu double glazed windows to the front and side. The utility room has been

fitted with a range of base and eyelevel units, wall mounted Worcester combination boiler, plumbing for appliance and space for tumble dryer and a PVCu double glazed window to the side. The inner hallway has a useful airing cupboard and doorways to three bedrooms and family bathroom. The bathroom has been fitted with a four-piece suite comprising; corner bath, shower cubicle, pedestal wash handbasin and low-level WC. There are tiled walls, tiled flooring, coving to ceiling, chrome effect heated towel rail, recessed spotlights and a PVCu double glazed window to rear. Bedroom two has coving to ceiling and a PVCu double glazed window to rear. Bedroom three is a generous double room with a PVCu double glazed window to front. The master bedroom is also a generous size double room which benefits from built-in wardrobes and a PVCu double glazed window to the front.

To the front of the property is a garden laid to lawn and a pathway leading to the front door. To the side of the property is a long driveway ahead of the detached garage providing ample off-road parking. To the rear of the property is a large westerly facing garden laid to lawn with established shrubs and trees.

Viewings on the property are highly recommended to appreciate the location and space on offer.

GROUND FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office on Derwen Road, head North to the dual carriageway. Follow the road to the next roundabout and then take the third exit heading past Tesco on the left hand side through two sets of traffic lights into Rotary International Way. At the next roundabout take a right and right again at the next one. At the next roundabout go straight ahead and straight again at the next one. Take the first left into Chorley Wood Close where the property will be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

3/5/21, 8:59 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

18 Chorley Wood Close Bridgend CF31 8LU	Energy rating C	Valid until: 4 March 2034 Certificate number: 2506-6856-6022-0367-3743
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Property type: Detached bungalow
Total floor area: 95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-related-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-related-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

Properties get a rating from A (best to G (worst)) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-101	A		85-91
81-91	B		69-78
69-80	C	65	55-68
55-68	D		39-54
39-54	E		21-38
21-38	F		13-20
13-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

