



CHARTERIS CLOSE







## CHARTERIS CLOSE

, CF64 5RT - £750,000



3 bedroom(s)



1 bathroom(s)



1124.00 sq ft

Jeffrey Ross are pleased to offer For Sale this exceptional detached bungalow with generous accommodation on one level. Greatly improved throughout and beautifully presented plus no on-going chain. Quality features include a stunning Wren kitchen - fully integrated with under floor heating, stylishly appointed 'Leekes' shower room - under floor heating plus bespoke Hammonds wardrobes in the extended master bedroom. Located upon a generous corner plot with well cultivated gardens on all 4 sides. Well positioned for the Glamorganshire Golf Course and Cosmeston Country Park with its 2 lakes plus endless country walks and the well stocked Spar convenience store is just around the corner. Briefly comprising a welcoming entrance hall, lounge, conservatory, large kitchen by Wren - integrated dishwasher, fridge, freezer plus built in double oven, induction hob & hood, utility room, 3 generous bedrooms - built in wardrobes to 2 plus a stylishly appointed shower room completes the accommodation. Complimented with upvc double glazing, gas central heating and security alarm. The superbly maintained gardens on all 4 sides including a generous southerly facing lawn with detached garage and parking space. Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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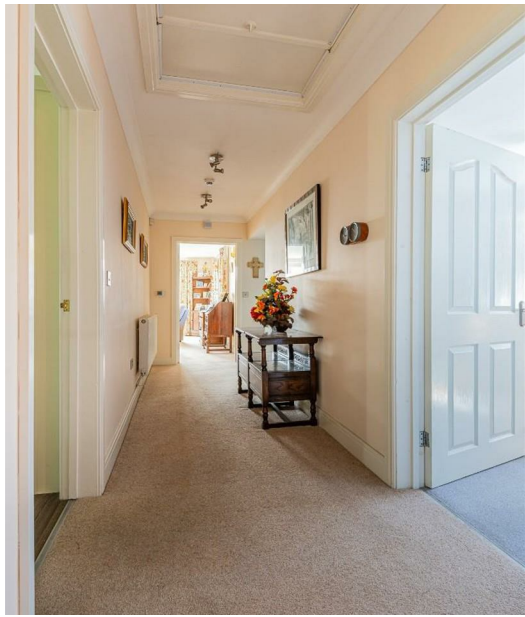
Negotiator












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































### ENTRANCE HALL

Enter via a stylish composite door into a welcoming entrance hall, leading to all rooms with a large trap door allowing access to a large loft via a pull down ladder.

### LOUNGE

**4.42m x 4.22m (14'6" x 13'10")**

Spacious living room, window to front, Madison Honed Neuvo Marble fireplace with focus RS fire, TV point, French doors with side glazed panels lead into the conservatory.

### CONSERVATORY

**4.04m x 2.90m (13'3" x 9'6")**

Generous room overlooking the amazing garden, brick base with upvc construction, polycarbonate roof, French doors lead into the garden with 4 windows.

### KITCHEN

**5.69m x 2.95m (18'8" x 9'8")**

Large room with space for dining table & chairs, kitchen refitted by Wren with an extensive range of Alabaster modern wall & base units with laminate worktop and inset one & half bowl sink & drainer with mixer tap, features include breakfast bar, soft close doors & drawers, curved corner cupboards, 2 pull out corner carousel units, 2 pull out

spice racks plus pull out recycling unit, integrated fridge, freezer, dishwasher plus built in double oven, induction hob & cooker hood, engineered wood floor - under floor heating, French doors lead to the rear garden, window to rear

### BEDROOM 1

**5.36m max x 3.10m (17'7" max x 10'2")**

Extended and impressively large master bedroom, windows to rear and side, with a range of bespoke wardrobes and bedroom furniture by Hammonds to include wrap-around dressing unit with drawers, TV point.

### BEDROOM 2

**3.40m x 2.95m max (11'2" x 9'8" max)**

Double bedroom, bay window to front, 2 built in double wardrobes plus fitted drawers.

### BEDROOM 3

**3.45m x 1.96m (11'4" x 6'5")**

Generous 3rd bedroom, bay window to front.

### SHOWER ROOM

Stylishly appointed modern suite installed by Leeks of Llantrisant, with tiled surround plus tiled floor - under floor heating, comprising a

shower area with glass screen, wrap-around vanity unit with inset wash hand basin and close coupled wc - concealed cistern, heated chrome towel rail, extractor fan, window to side, wall mounted mirrored cabinet.

### GARDEN

Impeccably maintained garden on all 4 sides of the property, fenced, the main area to the right is southerly facing and mainly laid to lawn with mature shrubs and trees, access into the garage, the front has an array of established shrub borders with a resin path around the property, outside tap & exterior light, left hand side with small lawn, resin path plus circular paved patio - perfect for the afternoon/evening sun, established shrub borders, outside tap, exterior light, corner garden shed, at the rear a paved path leads to both sides, outside tap plus exterior light and exterior power socket, shrub borders.

### GARAGE

**5.38m x 2.67m (17'8" x 8'9")**

Detached single garage, up & over door allowing access, light & power, side window with door into the garden.

### INFORMATION

We believe the property is Freehold.  
Council Banding - Band F £3,068.02 (2025-2026)





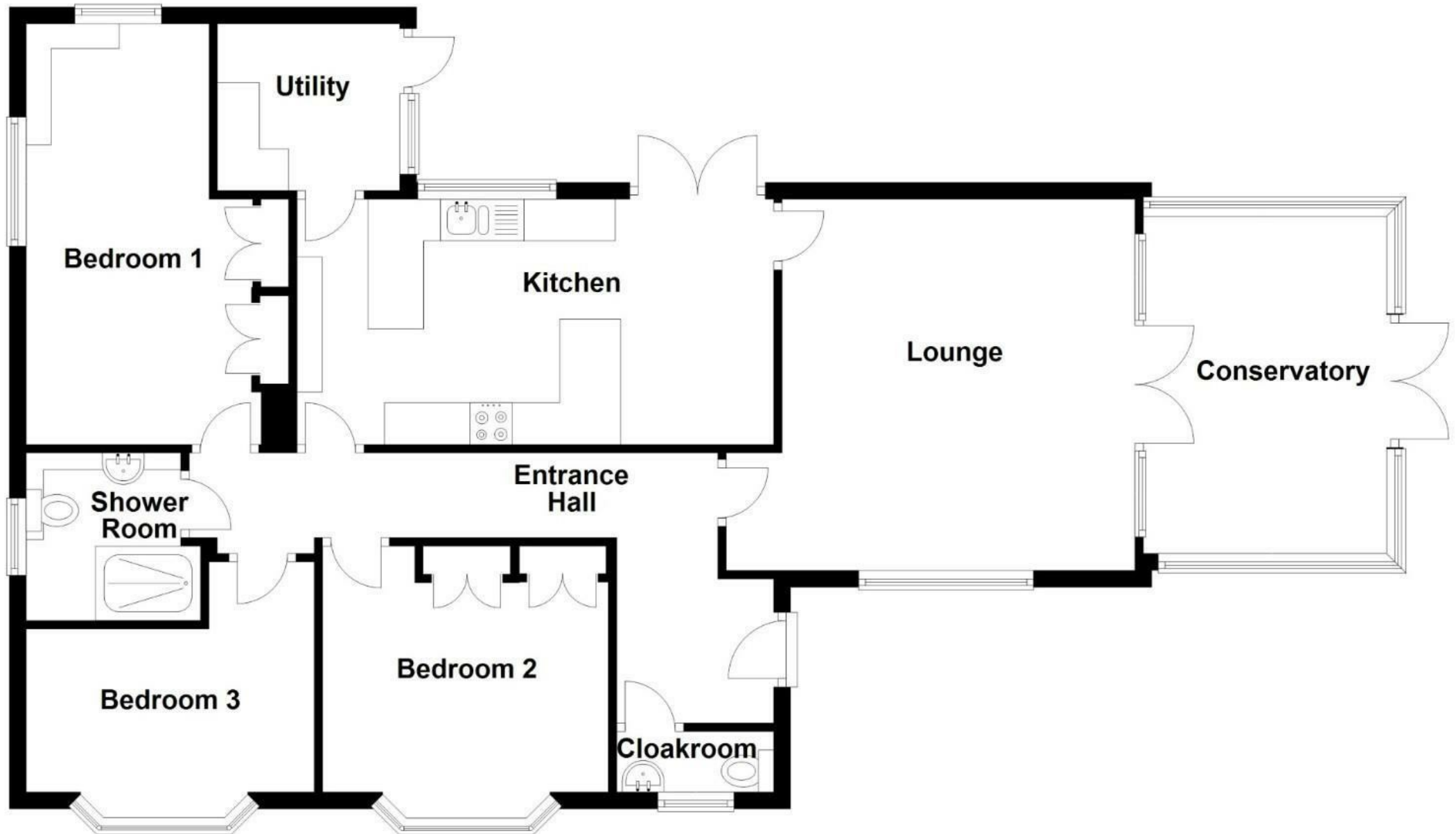
" This beautifully presented bungalow has been extensively renovated of recent years and benefits from a garden that spans all 4 sides enjoying the sunshine from morning through to the evening. The garden is well cultivated with established shrubs and 2 lawns. Perfect to walk to the Spar & Post Office with Cosmeston Country Park nearby.

Comments by Mr Paul Davies



## Ground Floor

Approx. 104.4 sq. metres (1124.0 sq. feet)



Total area: approx. 104.4 sq. metres (1124.0 sq. feet)



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