



## The Chase, £235,000

- 3 bedroom detached
- Driveway to the front
- Conservatory to the Rear
- Council Tax Band
- Viewing highly recommended
- EPC Rating: D





## About the property

A beautifully presented three-bedroom detached family home, ideally located in the highly sought-after area of The Chase, Brackla, Bridgend. This attractive property offers spacious and well-balanced accommodation, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hallway, a generous lounge positioned to the front of the property, and a bright, modern kitchen diner providing an excellent space for everyday living and entertaining. The kitchen diner flows seamlessly into a conservatory to the rear, creating a light-filled additional reception area with views over the garden.

To the first floor are three good-sized bedrooms along with a contemporary family bathroom finished to a high standard. Externally, the property benefits from off-road parking to the front and a spacious, well-maintained rear garden, ideal for families and outdoor enjoyment.

Situated within easy reach of local amenities, schools, and transport links, this superb home must be viewed to be fully appreciated. Viewing is highly recommended.





## Accommodation

### Entrance Hall

**Living Room** - 12' 3" x 14' 7" ( 3.73m x 4.45m )

**Kitchen/Diner** - 10' 4" x 14' 7" ( 3.15m x 4.45m )

**Conservatory** - 10' 4" x 9' 7" ( 3.15m x 2.92m )

### First Floor

#### Landing

**Bedroom One** - 12' 6" x 8' ( 3.81m x 2.44m )

**Bedroom Two** - 11' 9" x 9' 8" plus wardrobe recess ( 3.58m x 2.95m plus wardrobe recess )

**Bedroom Three** - 9' 9" x 6' 6" ( 2.97m x 1.98m )

#### Bathroom

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## Floorplan



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