



37 Gwaun Coed, Brackla

£299,995 Freehold

THREE BEDROOM DETACHED BUNGALOW • LOUNGE • KITCHEN • BATHROOM AND WET ROOM • GARAGE • NO CHAIN
 • LOCATED IN THE POPULAR LOCATION OF GWAUN COED • EXTENDED BUNGALOW (ORIGINALLY A FOUR BEDROOM) •
 MUST TO VIEW • FRONT AND REAR GARDEN AND GENEROUS DRIVE



Three bedroom detached bungalow (footprint of a four bedroom) situated in sought-after Brackla estate. Rare extended property with lounge, kitchen, wet room, family bathroom, and potential fourth bedroom, off-road parking, front and rear gardens, double garage with electric door. Offered with No Chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Entrance

Enter UPVC door into hallway, tile flooring, plain and paper walled walls, textured ceiling, spacious double storage cupboard housing the boiler, radiator and access to all rooms.

Lounge

15' 2" x 13' 1" (4.62m x 3.99m)

UPVC bay window to front aspect, feature electric fireplace, plain walls, textured ceiling, laminate flooring and radiator.

Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

UPVC double glazed window and door to side aspect, adapted kitchen worktops for wheelchair users, induction hob and electric oven with extractor over, range of wall and base units with complimentary worktops, integrated stainless steel sink and mixer tap, space for a fridge and space for a washing machine, plain walls, panel ceiling, tile splash back.

Bathroom

7' 6" x 7' 2" (2.29m x 2.18m)

UPVC double glazed window to side aspect, Three piece bathroom suite with a panel bath with shower over and glass screen to side aspect, low level wc, pedestal wash hand basin, radiator, tile walls, plain ceiling and vinyl flooring.



Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m)

UPVC double glazed window to side aspect, plain walls, textured ceiling, radiator and wooden flooring.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, radiator and tile flooring.

Bedroom Three

21' 9" x 10' 10" (6.63m x 3.30m)

UPVC double glazed window to side aspect, UPVC double glazed door to rear aspect, plain walls, textured ceiling, radiator and vinyl flooring. (Originally Two Rooms)

Wet Room

10' 8" x 9' 9" (3.25m x 2.97m)

UPVC double glazed window to side aspect, Three piece bathroom suite with a panel bath, electric shower, low level wc, wash hand basin, radiator, tile walls, plain ceiling and tile flooring.

Garden

FRONT- Laid to lawn and mature shrubs and trees, side aspect to the side and rear of the bungalow. SIDE- Generous resin drive with parking for multiple vehicles. REAR- Enclosed garden with laid to patio, side gate access to the drive.







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