



17 Gwaun Coed, Brackla

£330,000 Freehold

FOUR BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE • LOUNGE, KITCHEN AND DINING ROOM • DOWNSAIRS SHOWER ROOM AND FAMILY BATHROOM TO THE FIRST FLOOR • FOUR BEDROOMS • SOUGHT AFTER LOCATION OF GWAUN COED BRACKLA AND SOLD WITH NO ONGOING CHAIN • GARAGE WITH UP AND OVER DOOR AND SIDE PERSONAL DOOR WITH UTILITY ROOM NEAR THE GARAGE • EXCEPTIONAL GARDEN AND A MUST TO VIEW

DanielMatthew
ESTATE AGENTS



Spacious four bedroom detached home in Gwaun Co-ed, Brackla, with garage, modern kitchen, large garden, and no chain. Close to schools, amenities, and transport links. Ideal for families.

Council Tax band: E

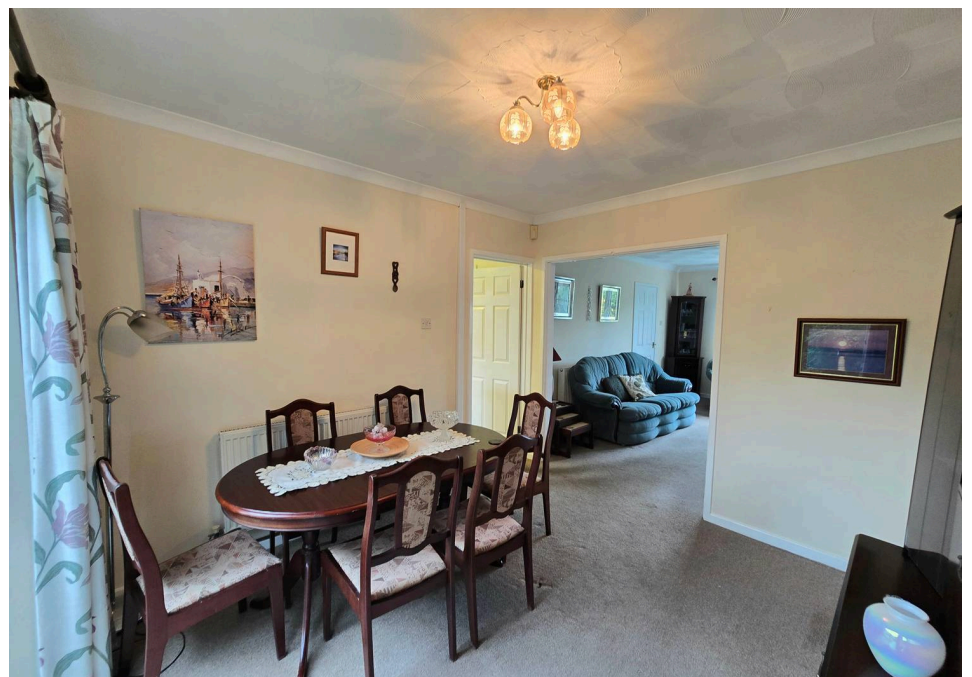
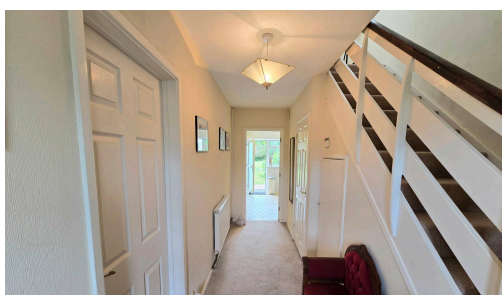
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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- › LOUNGE, KITCHEN AND DINING ROOM
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- › EXCEPTIONAL GARDEN AND A MUST TO VIEW





ENTRANCE

Enter via UPVC door into hallway, fitted carpet, plain walls, textured ceiling and access to all ground floor rooms

LOUNGE

Double glazing bay window to front aspect, papered and plain walls, textured ceiling, carpet flooring, radiator and access to the dining room.

DINING ROOM

Sliding doors to rear aspect, textured ceiling, plain walls, carpet flooring and radiator.

KITCHEN

UPVC double glazing window to rear aspect and UPVC door. Range of matching wall and base units with complimentary worktop, stainless steel sink/drain, gas hob and oven, vinyl flooring, plain walls and radiator.

DOWNSTAIRS SHOWER ROOM/WC

Obscured window to side aspect, low level WC, wash hand basin with vanity unit beneath, shower enclosure, tiled walls and vinyl flooring.

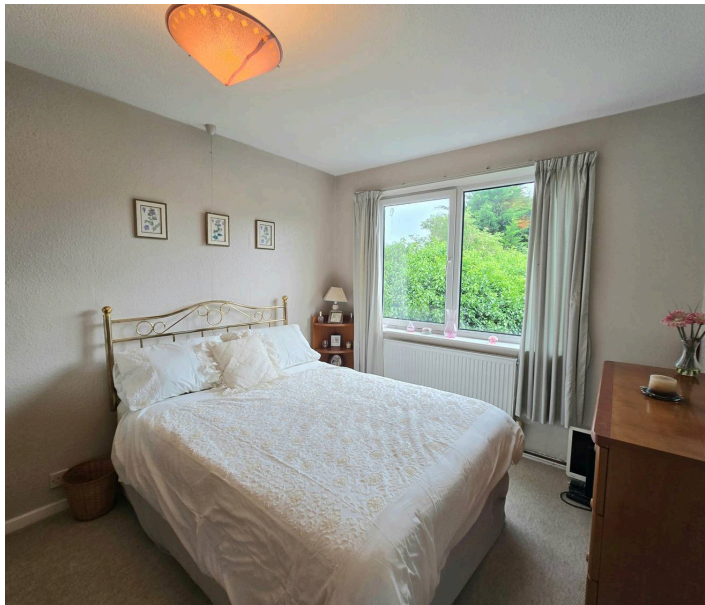
LANDING

Double glazed window to side aspect, plain walls, textured ceiling, carpet flooring and access to first floor rooms.

BEDROOM ONE

Double glazed window to front aspect, textured ceiling, plain walls, carpet flooring and radiator.

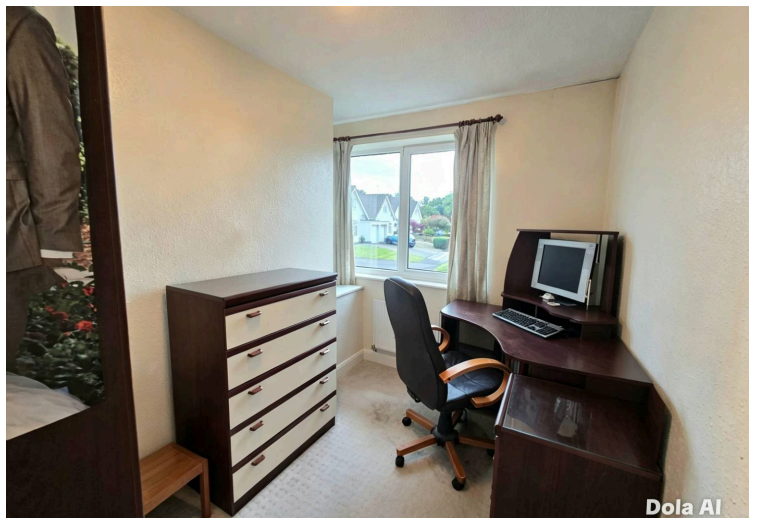
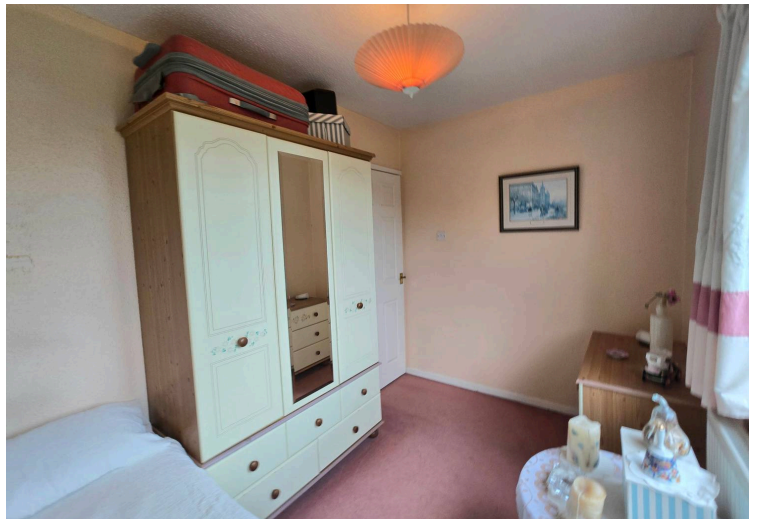
BEDROOM TWO



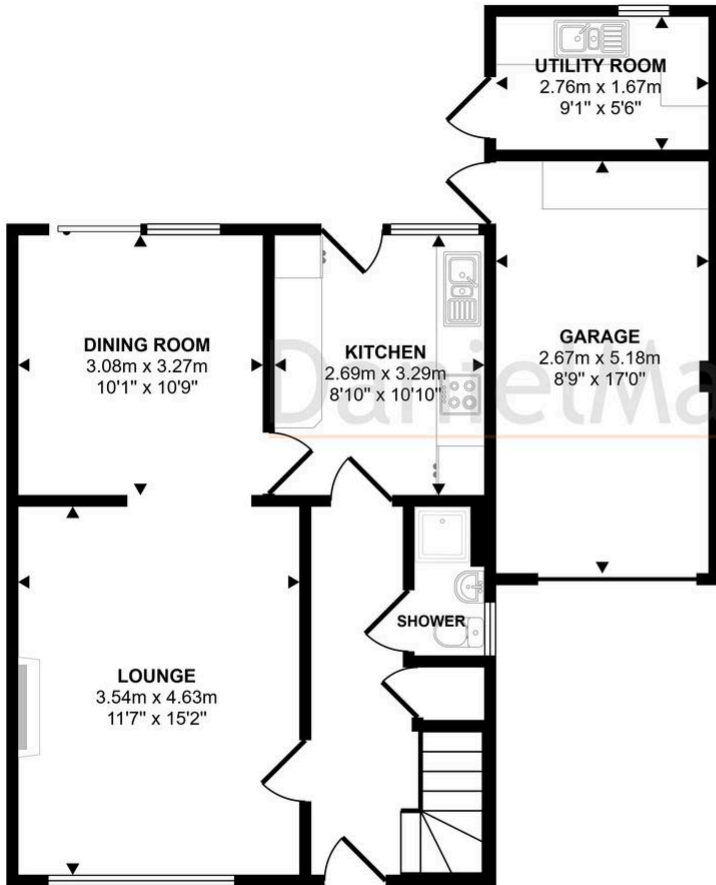
GARDEN

Garden to front and rear with mature hedge boundary making this a lovely private garden, with laid to patio and laid to grass and a must to view to appreciate the garden.

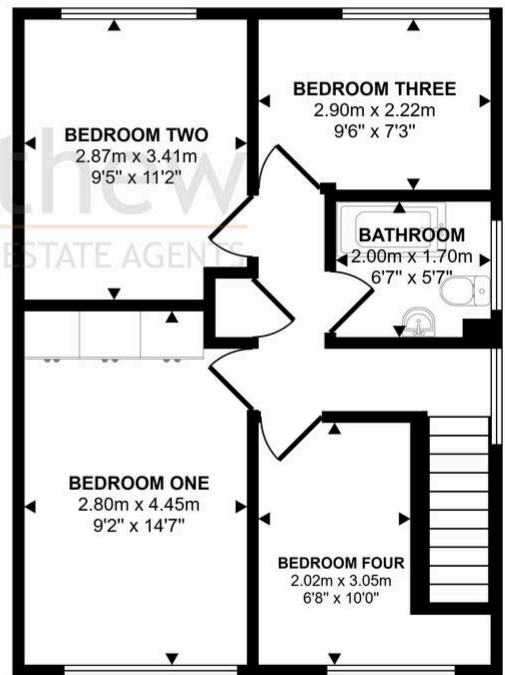




Approx Gross Internal Area
115 sq m / 1235 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft



First Floor
Approx 48 sq m / 512 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

