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24 Chorley Wood Close, Brackla

Bridgend

£285,000

24 Chorley Wood Close

Brackla, Bridgend

Chorleywood Close is a particularly desirable and rarely available location within Brackla, comprising exclusively of bungalow-style properties. The property is conveniently positioned within walking distance of local schools, shops, doctors' surgery and the Brackla Triangle shopping precinct, while Bridgend Town Centre and the M4 motorway are also within easy reach. The property is offered for sale with no ongoing chain.

A rare opportunity to purchase a spacious detached bungalow situated within the highly desirable Chorleywood Close, a sought-after cul-de-sac made up exclusively of bungalows, within Brackla.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







Built in 1982 and having remained with the same owner from new, the property has never previously been offered to the open market. While some updating and modernisation would now be beneficial, it represents a fantastic opportunity to create a spacious single-level home in one of Brackla's most sought-after bungalow locations. The generously proportioned bungalow offers a flexible two/three bedroom layout, excellent driveway parking, detached garage and a generous plot, all offered for sale with no ongoing chain.

Originally constructed as a three bedroom detached bungalow, the accommodation was altered many years ago by incorporating the third bedroom into the main living space, creating a spacious lounge/dining room. The original layout could potentially be reinstated relatively easily, providing flexibility for those requiring a third bedroom or separate additional reception room.

Accommodation

The property is entered via a UPVC double glazed entrance door with stained glass detailing, opening into a generous L-shaped entrance hallway. The hallway has fitted carpet and provides access to the lounge/dining room, kitchen, two double bedrooms and bathroom.

There is a large double storage cupboard housing the hot water cylinder, with useful additional storage alongside and above. An attic hatch provides access to the loft space.

A multi-pane glazed wooden door opens from the hallway into the lounge, which features a bay window overlooking the front garden, fitted carpet and ample space for a large three-piece suite and additional furniture. A central fireplace houses an electric fire and provides a focal point to the room.

An archway opens into the adjoining dining area where the fitted carpet continues. There is ample space for a four to six-seater dining table and a further window overlooking the front. The lounge/dining room is a generous living space, having originally comprised the lounge/dining area and third bedroom.

For purchasers requiring a third bedroom, this section of the room could potentially be separated once again and the original doorway from the hallway reinstated, subject to any necessary consents.

The kitchen has a tiled floor and is fitted with a range of wooden base, wall and drawer units complemented by laminate work surfaces.

There is an electric oven and hob, integrated fridge and space for a washing machine. The walls are partly tiled, with a window to the side and a UPVC door providing direct access to the side of the property and garden.

A wall-mounted Worcester boiler is also located within the kitchen.

There are currently two generous double bedrooms, both positioned at the rear of the bungalow with windows overlooking the rear garden.

Both bedrooms have fitted carpet and provide excellent space for double beds and additional bedroom furniture. One bedroom also benefits from built-in wardrobes providing hanging and storage space.

The bathroom is fully tiled and fitted with a particularly generous step-in shower enclosure, vanity wash hand basin and WC. Further features include tiled flooring, a chrome heated towel rail and a window to the side.

Outside

The bungalow occupies a generous plot with a long driveway extending alongside the property and providing off-road parking for at least four vehicles. The driveway continues to a detached garage.

The front garden is predominantly laid to lawn with established natural hedging and mature trees, creating an attractive approach to the property. Pathways and gated access extend around both sides of the bungalow to the rear garden.

The detached garage has an up-and-over door together with power and lighting, although neither has been tested, and a personal door to the side.



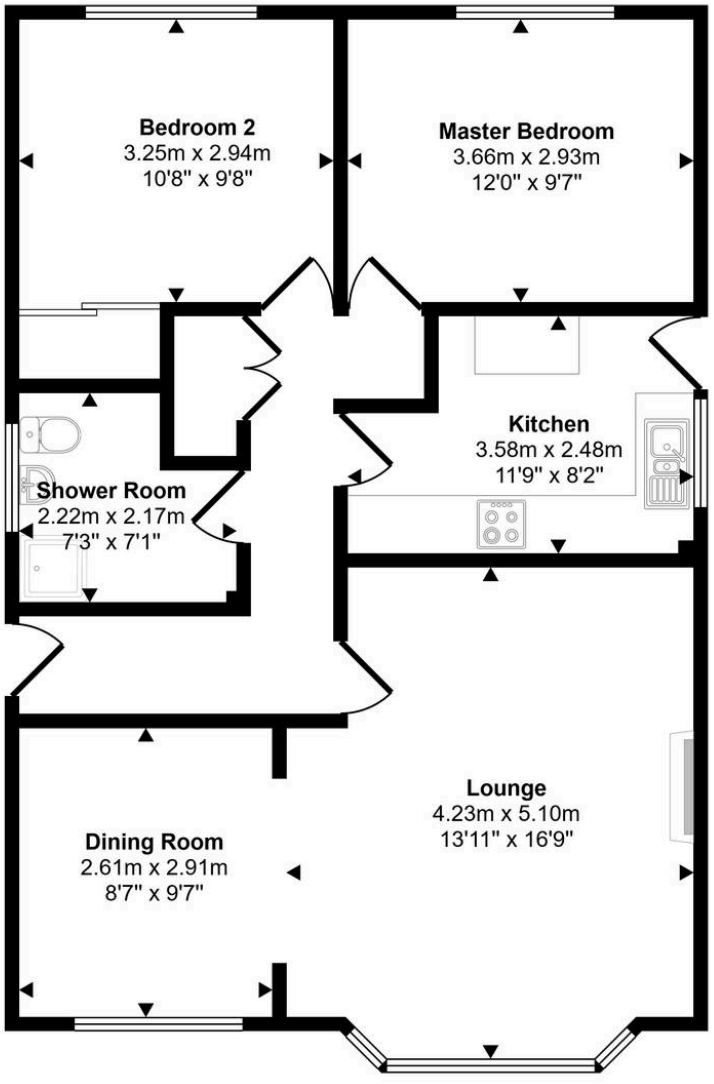


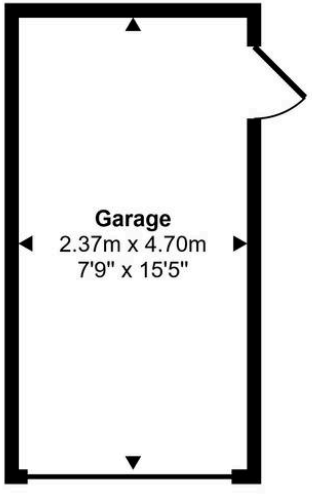






Approx Gross Internal Area
85 sq m / 913 sq ft





Floorplan

Approx 74 sq m / 794 sq ft

Garage

Approx 11 sq m / 120 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.











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