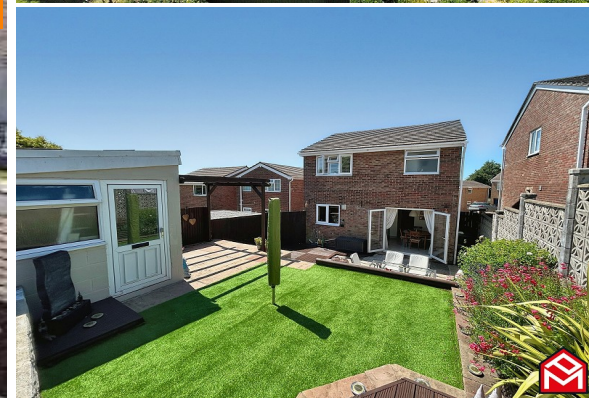


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**5 The Chase, Brackla, Bridgend, Bridgend County, CF31 2JH**

**£290,000**



**PETER MORGAN**



### Main Features

- Remodelled detached family home
  - 3 bedrooms (previously 4)- master with ensuite shower room
  - Family bathroom and cloakroom
  - Lounge and study
  - Driveway and off road parking to front
  - Situated in a highly convenient location for Primary Schools off
- Channel view on The Brackla Housing estate
  - Approximately 7 miles from The Heritage coastline at Ogmores By Sea and 20 miles from Cardiff City Centre
  - uPVC double glazing and combi gas central heating
  - Council Tax Band: D. EPC: D
  - Need A Mortgage? We Can Help!

### General Information

NO ONGOING CHAIN!! VENDOR CAN VACATE!! WELL PRESENTED, MODERNISED & RE MODELLED DETACHED FAMILY HOME BOASTING PARKING FOR 4 CARS, LANDSCAPED GARDENS WITH OUTBUILDING, OPEN PLAN INDOOR / OUTDOOR LIVING FROM KITCHEN / DINING ROOM, GROUND FLOOR STUDY (occasional bedroom) 3 FIRST FLOOR BEDROOMS WITH FAMILY BATHROOM & SPACIOUS EN SUITE SHOWER ROOM. FITTED WINDOW SHUTTERS, UPVC DOUBLE GLAZING & COMBI GAS CENTRL HEATING.

Situated in a highly convenient location for Primary Schools off Channel view on The Brackla Housing estate. Approximately 2.5 miles from Bridgend Town Centre, 3 miles from the M4 at Junctions 35 & 36, 7 miles from The Heritage coastline at Ogmores By Sea and 20 miles from Cardiff City Centre.

This home has accommodation comprising ground floor hallway, cloakroom, lounge, kitchen / dining room, utility room and study. Remodelled first floor comprising landing, family bathroom, 3 bedrooms and en suite shower room (converted bedroom). Driveway and off road parking to front, tiered landscaped garden to rear. Fitted with carpets, laminate & tiled flooring & fitted window shutters.

The property benefits from uPVC double glazing and Combi gas central heating.

### GROUND FLOOR

#### Hallway

uPVC double glazed main entrance door with matching side panel. Tiled floor with tiled skirtings. Radiator. Staircase to first floor. Plastered walls and ceiling. Coving. White colonial style panelled doors to living rooms and..

#### Cloakroom

uPVC double glazed window to side. Two piece suite in white comprising close coupled WC with push button flush and hand wash basin with monobloc tap set in vanity unit. Tiled floor. Part tiled walls. Radiator. Plastered ceiling.

#### Lounge

uPVC double glazed bow window fitted with Venetian shutters. Laminate flooring. Plastered walls and ceiling. Coving. Spotlight. Illuminated electric pebble effect fire set in marble fireplace. Two radiators. TV connection point. Telephone and Internet connection points. White colonial style patio doors with full length window panel to side into hallway.

#### Kitchen / Dining Room

uPVC double glazed window with fitted Venetian blind and French doors to rear garden providing indoor outdoor living option. Fitted kitchen comprising a variety of wall mounted and base units finished with wood doors and brushed steel handles. Porcelain Belfast style sink unit with mixer tap. Tiled splashback. Integral oven, grill hob and extractor hood. Stainless steel splash plate. Plumbed for dishwasher. Space for American style fridge freezer with its own cold water feed. Tiled floor. Radiator. Plastered walls and ceiling with inset ceiling spotlights to kitchen area. Pendulum light to dining area. Open archway to hallway.

### Utility Room

Fitted wall mounted and base units one housing Combi gas central heating boiler (installed 2022). Worktop. Plumbed for washing machine. Space for tumble dryer and undercounter fridge. Tiled floor with tiled skirtings. Plastered walls and ceiling. Shelf. Coat rail. White colonial style panelled door to..

### Study

uPVC double glazed window to front. Fitted Venetian shutters. Radiator. Grey wood grain laminate flooring with matching skirtings. Plastered walls and ceiling. USB charging points. Wall mounted electrical consumer unit.

## FIRST FLOOR

### Landing

uPVC double glaze window to side. Fitted Venetian shutters. Radiator. Balustrade with spindles. Fitted carpet. Loft access. Plastered walls and ceiling. Coving. Smoke alarm. White colonial style panelled doors to first floor rooms and airing cupboard with radiator and slatted shelves.

### Family Bathroom

uPVC double glazed window to side. Fitted three-piece suite in white comprising close coupled WC with push button flush, hand wash basin with monobloc tap set in vanity unit and panelled bath with mixer taps and overhead mixer shower with hair wash spray. Glass shower screen. Chrome heated towel rail. Fully tiled walls. Tiled floor. Vanity mirror. Plastered ceiling with inset spotlights.

### Bedroom 1

uPVC double glazed window to rear. Fitted Venetian shutters. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Wired for wall mounted television. White colonial style panelled door to..

### En-suite shower room

Larger than average ensuite (previously a bedroom) comprising uPVC double glazed window to rear. Fitted three-piece suite in white comprising close coupled WC with enclosed cistern and push button flush, hand wash basin with waterfall tap set in wall hung drawer unit, double shower cubicle (full width) with rain storm mixer shower and hair wash spray. Glass screen. Fully tiled walls. Tiled floor. Plastered ceiling. Inset ceiling spotlights. Modern panelled charcoal radiator. Full height wall mounted matching storage cabinet.

### Bedroom 2

uPVC double glazed window to front. Fitted Venetian shutters. Radiator. Fitted carpet. Plastered walls and ceiling. Coving.

### Bedroom 3

uPVC double glazed window to front with fitted Venetian shutters. Radiator. Fitted carpet. Plastered walls and ceiling. Coving.

## EXTERIOR

### Front Garden

Off-road and driveway parking to front. Laid with concrete and block paving providing parking for up to 4 - 5 cars approximately. Double power point. Courtesy light. Gated pathway access to rear garden. External gas and electric meter boxes situated to the right hand side of the property.

### Rear Garden

Fully landscaped two tier garden having illuminated flagstone paved patio areas. Wood decking. Artificial turf lawn. Sun deck terrace. Mature planting beds. Pergola. Double power point. Water tap. Garden lighting.

### Detached Workshop

Block built with uPVC double glazed entrance door and window. Power point. Electric light.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### **Current council tax banding**

D

### **Current heating type**

Combi

### **Tenure**

Freehold





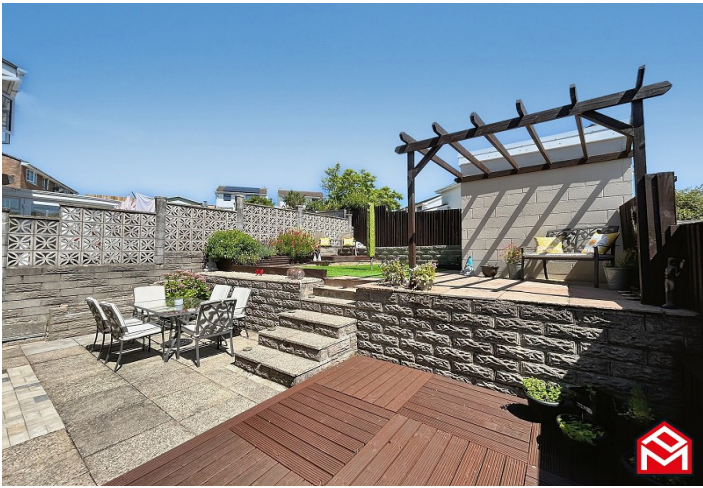




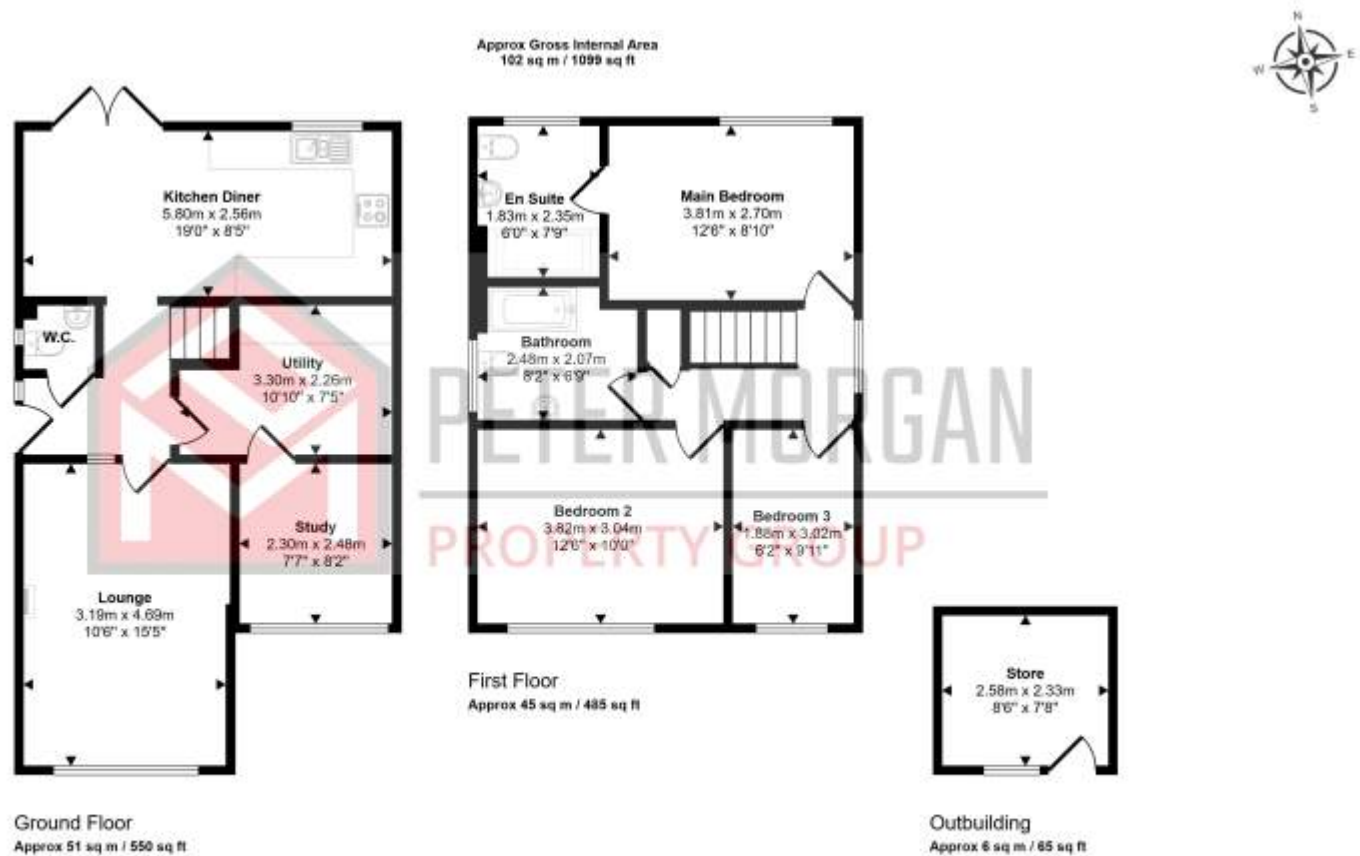













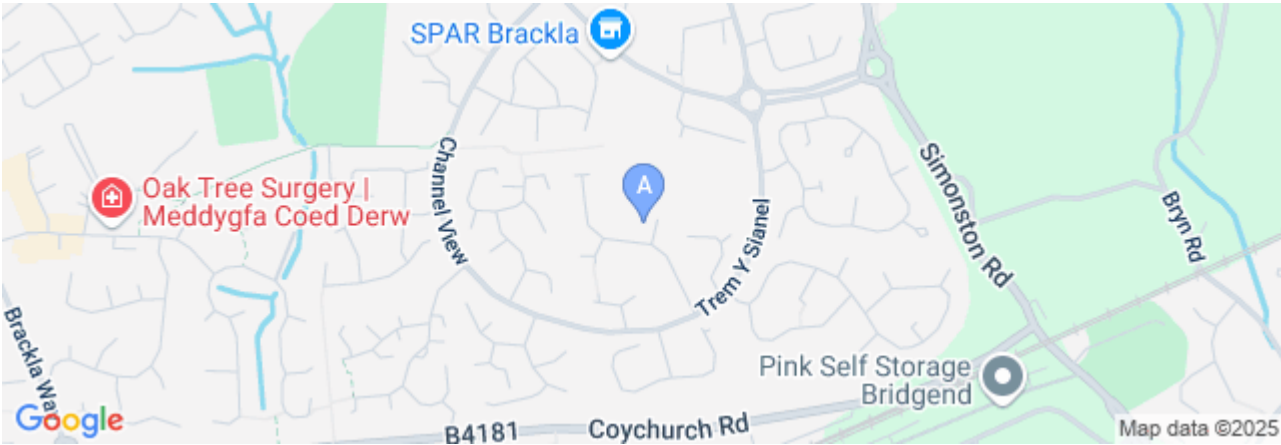
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



5 The Chase, Brackla, Bridgend, Bridgend County, CF31 2JH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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