St Stephens Park



The Brecon









PLOTS 48 & 49

Imagine coming home to this stylish 3 bedroom semi-detached home with a buff brick exterior and modern, light interior. With a good sized lounge, kitchen/diner, cloakroom downstairs and 3 bedrooms, ensuite to master and large family bathroom upstairs. Enjoy a good sized garden and driveway for 2 vehicles.

GROUND FLOOR		
Kitchen/diner	5.3m x 3.7m	17'4" x 12'1"
Hall	5.3m x 1.2m	17'4" x 3'9"
Lounge	5.9m x 3.2m	19'4" x 10'6"
WC	1.7m x 0.8m	5'6" x 2.6"
Cupboard	1.0m x 1.06m	3'3" x 2'0"
FIRST FLOOR		
	0.5 1.0	010" 212"
Landing	2.5m x 1.0m	8'2" x 3'3"
Bedroom 1	3.5m x 3.3m	11'5" x 10'8"
En Suite	2.2m x 1.4m	7'2" x 4'6"
Bedroom 2	3.6m x 3.2m	11'8" x 10'5"
Bedroom 3	3.0m x 2.6m	9'8" x 8'5"
Bathroom	3.0m x 2.5m	9'8" x 8'2"
Cupboard	1.0m x 1.0m	3'3" x 3'3"



Property Specifications

FIRST FLOOR

GROUND FLOOR		
Entrance Hall		
Inset ceiling spotlights		
Cloakroom		
Stylish sanitaryware in white		
Wall hung vanity unit with basin		
Living Room		
Television socket		
Media cabling ready for TV aerial and satellite		
BT phone point		
Kitchen		
Exclusively designed fitted kitchen		
Under cupboard feature lighting		
Integrated fridge and freezer		
Cooker hood/extractor fan		
Built in black double oven with splashback		
Carbon monoxide sensor		
1.5 Bowl inset composite white sink		
Professional polished chrome effect mono mixer tap		
Integrated washer/dryer		
Integrated dishwasher		
Inset ceiling spotlights		

FIRST FLOOR
Bedrooms
TV and power points
USB connection socket
Bathroom and En Suites
Stylish sanitaryware in white
Separate bath
Separate shower cubicle
Rainwater showerhead and movable showerhead
Vanity unit with drawers
Heated towel rail
Extract vent
Fully tiled
Inset ceiling spotlights
ALL FLOORS
Moduleo flooring and luxurious carpets
Oak veneer internal doors, with chrome furniture
Gas fired boiler
Smoke detectors on all floors
Double glazed windows and doors
Power points/sockets and USB connection sockets
OTHER
Loft/roof space with 400mm mineral wool insulation
Light and power connected
OUTSIDE
External door to British Standard
Secure boundaries/restricted access to rear
Turf to front and rear garden
Generous paved patio area
External lighting to front and rear
Outside tap to rear garden
Soft landscaping to the front gardens

Disclaime

These details are intended for illustration purposes and both the agent and developer reserve the right to make changes as necessary during the build. For detailed information please contact us.

Images, sizes and specifications are examples only and there are some variations of layouts and finishes throughout. All rooms have been measured and are approximate measurements only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Guildcrest Estates for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.