



## St. Brannocks Close, offers in excess of £380,000

- Council Tax Band - E
- DETACHED BUNGALOW - RARE TO MARKET
- WEST END - CLOSE TO COASTAL/ COUNTRY WALKS - POPULAR SCHOOL CATCHMENT
- OFF ROAD PARKING PLUS CAR PORT
- QUIET CUL-DE-SAC
- EPC Rating: C



 4  1  3





## About the property

QUIET CUL-DE-SAC. Close to local amenities; popular school catchment, shops, supermarkets, coastal paths and beaches, easy access to Porthkerry country park, on public transport routes and easy access to link roads leading to M4 corridor. \*Call 01446 733224\*

## Accommodation

### **Lounge** 20' x 12' 7" ( 6.10m x 3.84m )

Original polished wood maple flooring, power points, radiator, window to side.

### **Dining Room** 13' 10" x 10' 8" ( 4.22m x 3.25m )

Original polished wood maple flooring, power points, radiator, window to front.

### **Sun Room** 11' 8" x 7' 2" ( 3.56m x 2.18m )

Original polished wood maple flooring, power points, radiator, full height floor to ceiling windows to front.

### **Kitchen**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset ceramic hob and double oven, space for other utilities, power points, window to side, door to side entrance.



**Inner Hallway** Inner hallway, original polished wood maple flooring, power points, fitted airing cupboard housing boiler for heating and hot water, loft hatch.

### Bedroom One

17' 8" x 11' 6" ( 5.38m x 3.51m )

Fitted carpeted flooring, fitted wardrobes and units, fitted vanity sink, power points, radiator, patio sliding door to rear garden.

### Bedroom Two

11' 5" x 9' 1" ( 3.48m x 2.77m )

Fitted carpeted flooring, power points, radiator, window to rear.

### Bedroom Three

12' 5" max x 9' 5" ( 3.78m max x 2.87m )

Fitted cupboard with hanging rails, fitted carpeted flooring, power points, radiator, window to side.

### Bedroom Four

10' 3" max x 8' 5" ( 3.12m max x 2.57m )

Fitted cupboard with hanging rails, fitted carpeted flooring, power points, radiator, window to side.

### Bathroom

W.C., wash hand basin, bath with overhead shower, fitted cupboard housing plumbing for washing machine, radiator, tiled areas, window to side aspect.

### Separate W.C.

W.C., wash hand basin, tiled flooring, window to side.

**To The Front And Side** Mature shrubs, driveway to the side for multiple vehicles, side access to rear. The car port leads into a brick and glass workshop / greenhouse and from there to the rear garden

**To The Rear** Patio areas, complimentary flower beds and shrubs, side access to front. Brick and glass workshop / greenhouse.



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## Floorplan



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