



## Vale View, offers over £330,000

- Double Garage
- Ensuite to Master
- Kitchen/diner
- Ground Floor WC
- Generous Plot
- EPC Rating: C



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## About the property

A rare opportunity to purchase this family home in a cul de sac location within Brackla, close to all local amenities. This property is situated on a generous sized plot with a double garage and driveway!!!

## Accommodation

### Entrance Hall

Entered via uPVC double glazed door. Access to lounge, kitchen/diner and cloakroom. Stairs leading to first floor. Understairs storage cupboard.

### Lounge

14' 6" max x 11' 3" max ( 4.42m max x 3.43m max )

Fitted carpet. uPVC double glazed bay window.

### Kitchen/diner

22' 8" max x 9' 9" max ( 6.91m max x 2.97m max )

### Kitchen Area

Fitted with a matching range of wall and base units with workspace over. Inset one and half bowl stainless steel sink with mixer tap. Space for cooker. Integrated fridge/freezer. Karndean flooring. uPVC double glazed window. Access to utility room. Open plan to dining area.



### Dining Area

Karndean flooring. uPVC double glazed patio door to garden.

### Utility Room

Fitted with a matching range of wall and base units with worktop space over. Inset stainless steel sink with mixer tap. Space for washing machine and tumble dryer. Wall mounted gas boiler. Door to side.

### Cloakroom

Fitted with a two piece suite comprising wash hand basin and wc. Tiled splashbacks. uPVC double glazed window.

### Landing

Access to all bedrooms and bathroom.

### Master Bedroom

14' 6" max x 11' 4" max ( 4.42m max x 3.45m max )

Fitted carpet. uPVC double glazed window. Access to ensuite.

### Ensuite

Fitted with a three piece suite comprising wash hand basin, wc and shower cubicle. Tiled splashbacks. uPVC double glazed window.

### Bedroom Two

9' 3" max x 10' max ( 2.82m max x 3.05m max )

Fitted carpet. Built in storage cupboard. uPVC double glazed window.

### Bedroom Three

7' 8" max x 9' 5" max ( 2.34m max x 2.87m max )

Laminate flooring. uPVC double glazed window.

## Floorplan



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