



## Southall Street, £169,950

- Ensuite Toilet
- Off Road Parking to Rear
- Modern throughout
- Council Tax Band - B
- EPC Rating: Awaited



 3  1  1



## About the property

Are you looking for your first home? This well presented, three-bedroom house is ideally located in the sought after village of Brynna, Surrounded by local amenities, fantastic school catchments and great transport links including the M4 corridor. This house would make the perfect home for those looking to get their foot onto the property ladder. Alternatively would suit an investor looking to expand their portfolio.

The property internally offers ample living space and in brief comprises; entrance hall, living room, Dining room, Kitchen and family bathroom. To the first floor, there are three good sized bedrooms with ensuite toilet to bedroom one. To the rear of the property is mainly laid to lawn, feature patio area and off road parking.



## Accommodation

### Entrance

Entered through UPVC front door. Leading into living room.

### Living Room

14' 11" Max x 11' 4" ( 4.55m Max x 3.45m )  
Great size family room opening into dining room.  
UPVC window to front.

### Dining Room

15' 8" Max x 11' 4" Max ( 4.78m Max x 3.45m Max )  
Access into kitchen and stairs leading to first floor.  
UPVC window to side

### Kitchen

16' 1" x 6' 9" ( 4.90m x 2.06m )  
Fitted with a range of modern high gloss wall and base units with work top over. stainless steel sink and mixer tap, gas hob and electric oven with cooker hood over. Space for washing machine, tumble dryer and fridge/freezer, Door leading to Bathroom and Rear Garden, UPVC window to rear.

**Bathroom** Fitted with a three piece suite comprising of bath with shower over, WC and Wash hand basin, Obscure window to rear.

### Landing

Access to all bedrooms.

### Bedroom One

12' 3" x 11' 4" ( 3.73m x 3.45m )  
UPVC window to rear. Door into WC.

### Wc

Fitted with WC and sink.

### Bedroom Two

11' 1" Max x 9' 6" Max ( 3.38m Max x 2.90m Max )  
UPVC window to front

### Bedroom Three

7' 9" x 6' 11" ( 2.36m x 2.11m )  
UPVC window to front

### Outside Front

To the front of the property are steps that lead to the front of the property with the rest being laid to lawn.

### Rear

To the rear of the property is mainly laid to lawn, feature patio area and off road parking.

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## Floorplan

### Important Information

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