



5a The Spinney, Brackla

£165,000 Freehold

OFFERED WITH NO ONGOING CHAIN • Two Double Bedroom End Link Property • Fitted Kitchen To The Front • Lounge / Diner with French Doors To Garden • Bathroom • Good Size Rear Garden With Access To The Front • Allocated Parking Space • Ideal First Time Buyer Property • Easy Access To M4 Junction 35 & 36



No chain. Two double bedroom end link in Brackla with kitchen, lounge/diner, two double bedrooms, bathroom, parking, enclosed garden, close to amenities, schools, and M4. Ideal first home.

Council Tax band: B

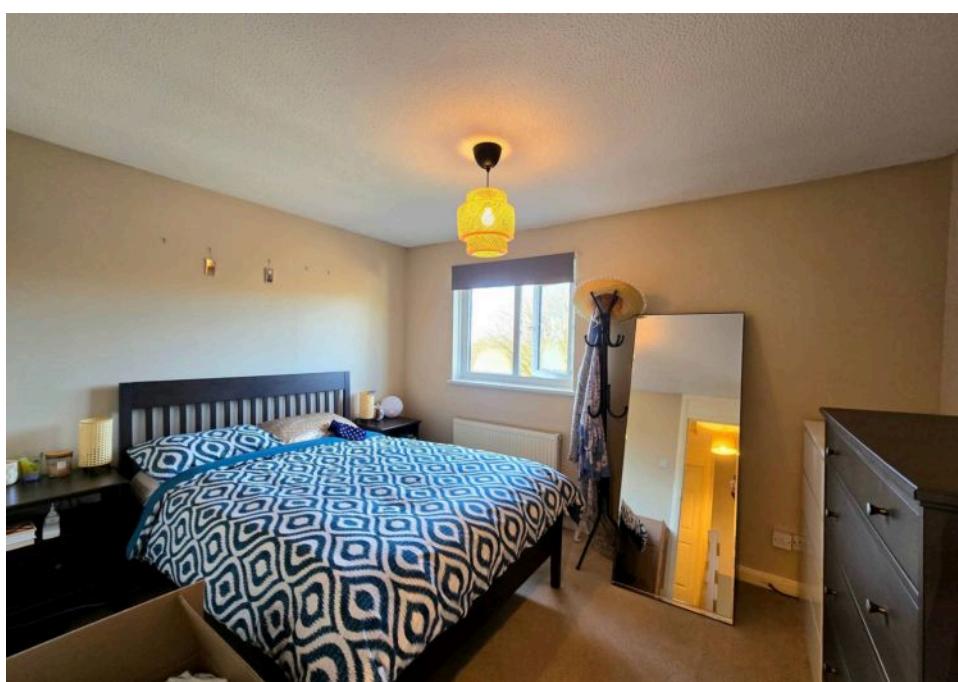
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hallway

Enter via front door into hallway. Laminate flooring. Carpeted staircase off to first floor. Understairs storage cupboard. Opening into kitchen.

Kitchen

10' 10" x 5' 11" (3.31m x 1.80m)

A fitted kitchen situated to the front of the property with two UPVC double glazed windows, one to the front and one to the side. A range of wall and base units which include inset draws with coordinating work surfaces. One and a half bowl stainless steel sink with mixer tap. Space for cooker with canopy extractor over. Space for fridge freezer and plumbing for automatic washing machine.

Lounge

14' 5" x 11' 9" (4.39m x 3.59m)

A spacious room over looking the garden with UPVC double glazed French doors opening out to the garden. Laminate flooring. Radiator.

Landing

Staircase to landing. Fitted carpets. Access to loft. Doors leading to all first floor rooms.

Bedroom One

11' 11" x 8' 11" (3.62m x 2.73m)

Situated to the rear of the property with UPVC double glazed window over looking the garden and radiator under. Laminate flooring and arched ceiling.

Bedroom Two

9' 2" x 8' 6" (2.80m x 2.60m)



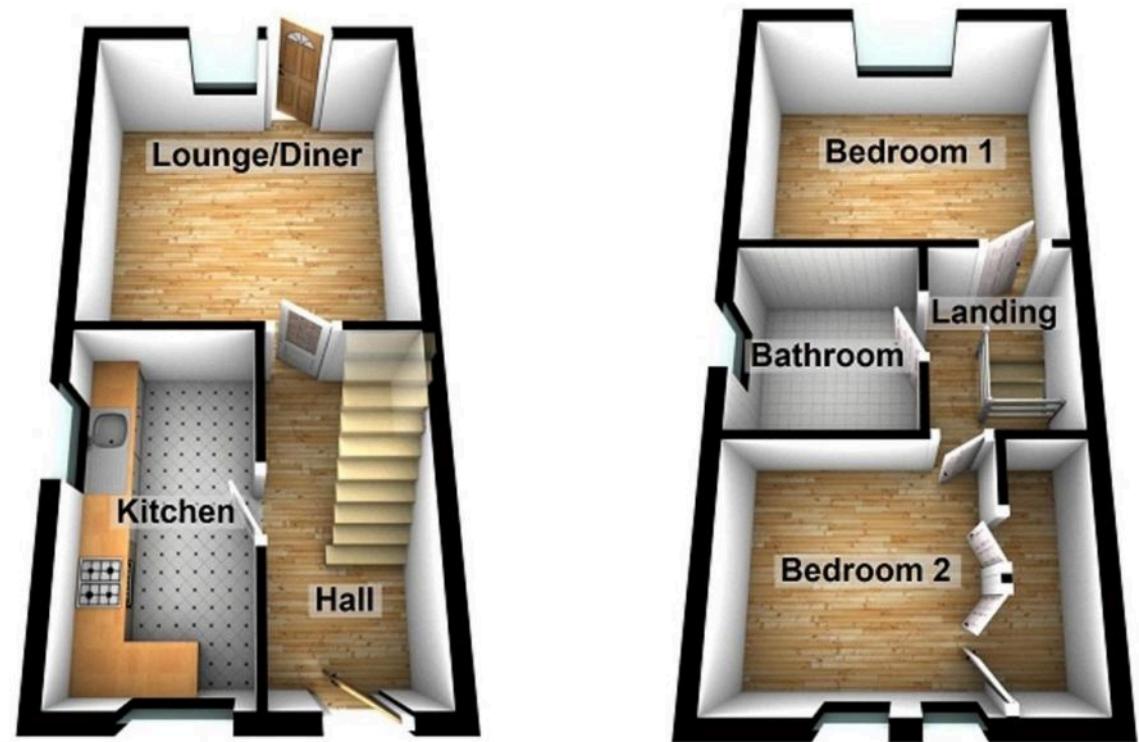
GARDEN

35' 2" x 10' 12" (10.72m x 3.35m)

A fully enclosed garden with side access leading to the front. Large decked area with the rest of the garden laid to lawn. The front of the property is open plan and has steps leading to front door.







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