



Bracken Place, £270,000

- THREE DOUBLE BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES
- CLOSE TO POPULAR SCHOOLS
- EPC Rating: D



 3  2  2



About the property

IMMACULATELY PRESENTED THROUGHOUT - OPEN PLAN KITCHEN/DINER - THREE DOUBLE BEDROOMS

This well presented three bedroom family home is situated in a sought after location in Fairwater. Within close proximity to a train station, bus links to the city centre and easy access to the M4 it is ideal for commuting. It further benefits from being close to local amenities such as both primary and high schools, shops, cafes, a leisure centre and a local library.

The property briefly comprises of an entrance hall, lounge, kitchen/diner with doors to the rear garden and a downstairs wc. Upstairs offers three double bedrooms and a family bathroom. Set in a quite cul-de-sac, its further benefits from both front and back gardens with parking to the rear a brick built outbuilding for storage.



Accommodation

Entrance Hall

Wc

Lounge

13' 1" x 11' 2" (3.99m x 3.40m)

Dining Room

13' 1" x 11' 10" (3.99m x 3.61m)

Kitchen

8' 4" x 7' 10" (2.54m x 2.39m)

Landing

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

9' x 8' 4" (2.74m x 2.54m)

Bathroom

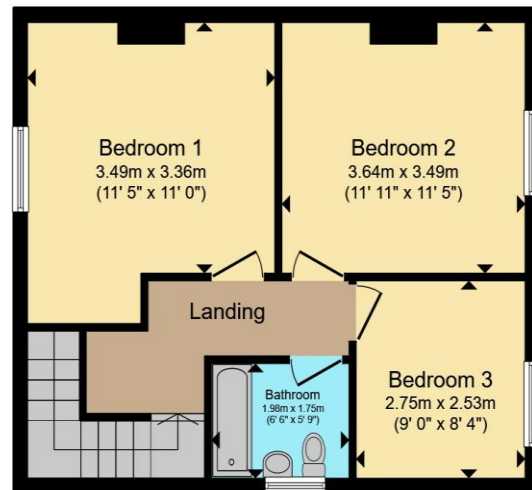
02920 397077

victoriapark@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 94.3 m² (1,015 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

