



## 109 Hazeldene Avenue, Brackla

£220,000 Freehold

A Beautifully Presented Semi Detached Property • Three Bedrooms • Popular Location In Brackla • Spacious Lounge/Diner • Ideal Home For First Time Buyers • Family Bathroom • Front & Landscaped Rear Garden • Large Driveway & Detached Garage • Easy Access to M4 Corridor, Ideal For Commuters • Close To Local Amenities, School Catchment & Public Transport



Well presented three bedroom semi detached home in Brackla with spacious lounge, modern kitchen, large driveway, garage, near schools and shops, with easy M4 access. Ideal for families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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## **Hallway**

Enter via UPVC double glazed obscured door leading into hallway, textured ceiling, plastered walls, laminate flooring, radiator, staircase leading to first floor with fitted carpet, door leading into open plan Lounge/Diner.

## **Lounge/Diner**

25' 0" x 14' 2" (7.62m x 4.32m)

Lounge - UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, laminate flooring, radiator. Dining Room - UPVC double glazed window to rear aspect, plastered ceiling with coving, plastered walls, laminate flooring, radiator, space for dining table and chairs. Door leading into Kitchen.

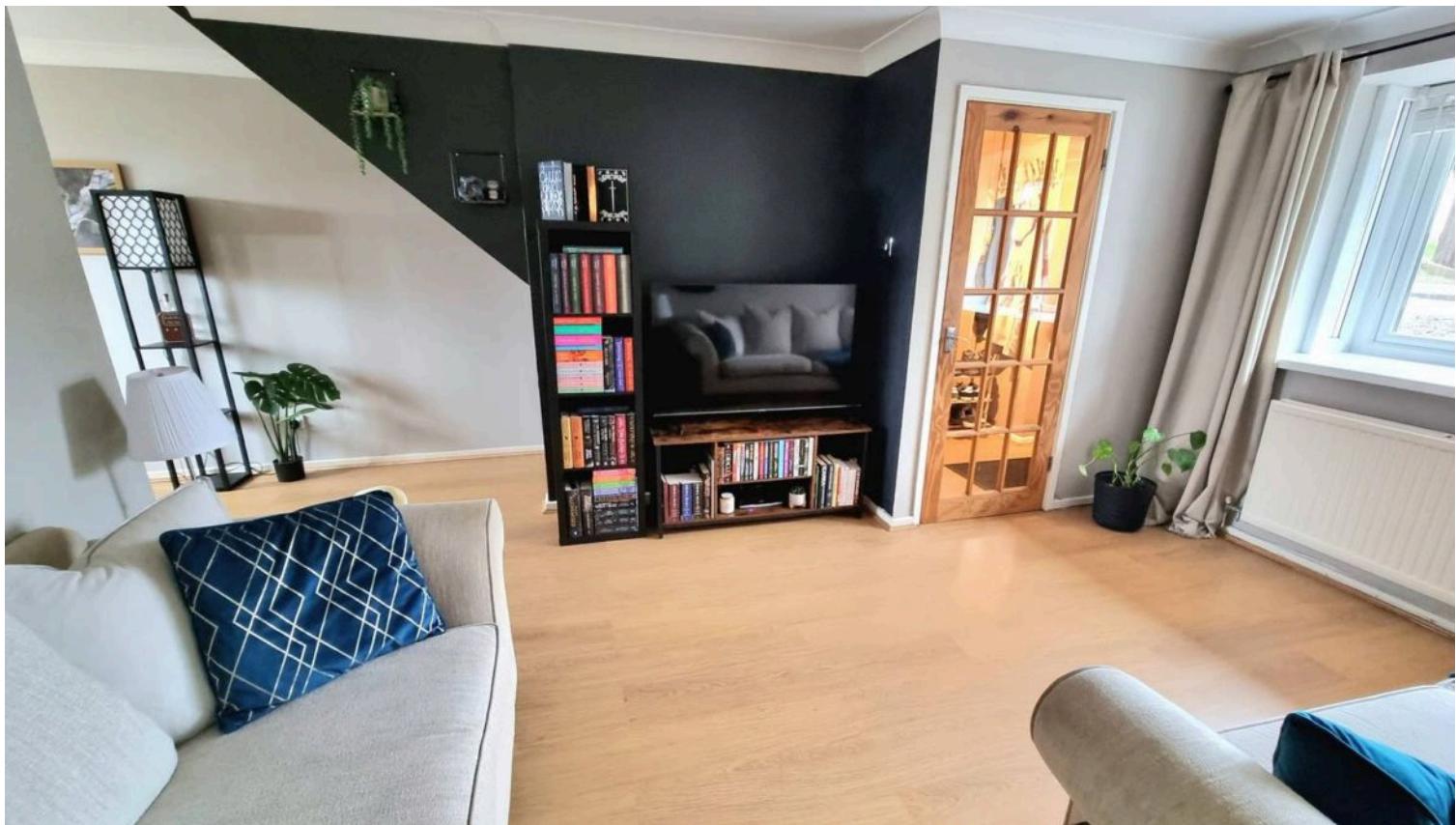
## **Kitchen**

10' 4" x 7' 1" (3.14m x 2.17m)

UPVC double glazed obscured doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plastered ceiling, partially plastered and tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor fan, space for fridge/freezer, washing machine, tumble dryer or dishwasher.

## **Landing**

UPVC double glazed window to side aspect, textured ceiling, loft access, plastered walls, fitted carpet, airing



cupboard housing boiler, doors leading into all first floor rooms.

#### **Bedroom One**

14' 7" x 8' 8" (4.45m x 2.64m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, laminate flooring, radiator.

#### **Family Bathroom**

7' 4" x 4' 9" (2.23m x 1.46m)

Textured ceiling, extractor fan, tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and mains over head shower, radiator.

#### **Bedroom Two**

10' 10" x 7' 11" (3.30m x 2.42m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, radiator.

#### **Bedroom Three**

6' 1" x 6' 1" (1.86m x 1.85m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, radiator.

#### **Garden**

Front - Decorative stone chippings, pathway leading to front door. Rear - Landscaped west facing rear garden offering good sized patio area, artificial grass area to rear, side access into detached garage, side gate leading onto driveway.







GROUND FLOOR



FIRST FLOOR