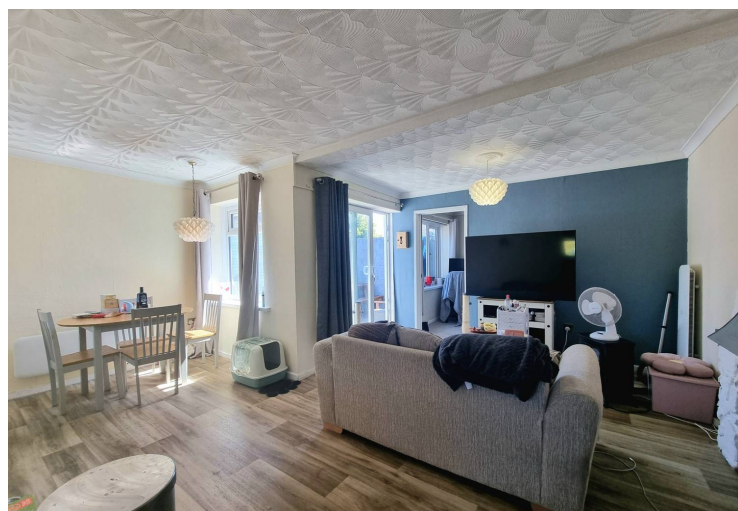




45 Trem-y-Mor, Brackla

£170,000 Freehold

A spacious two double bedroom mid link bungalow • Available to purchase with no ongoing chain • Situated within a quite hamlet of similar style properties • Modern fitted kitchen and bathroom • Contemporary wooden doors throughout the majority of the property • UPVC double glazing and economical electric storage heaters throughout - no gas supply to the property • Generous front and rear enclosed gardens, with separate courtyard area • Designated communal parking area to the front of the property with one allocated parking space • Located within easy walking distance to the local Brackla Triangle shopping precinct, reputable schools and regular bus services

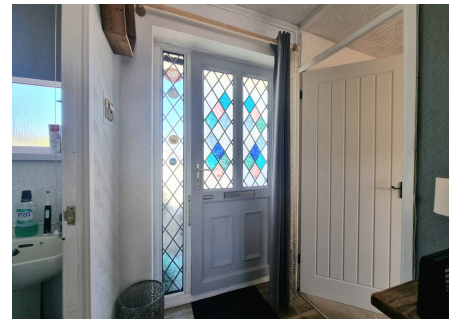
DanielMatthew
ESTATE AGENTS



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Tenure: Freehold



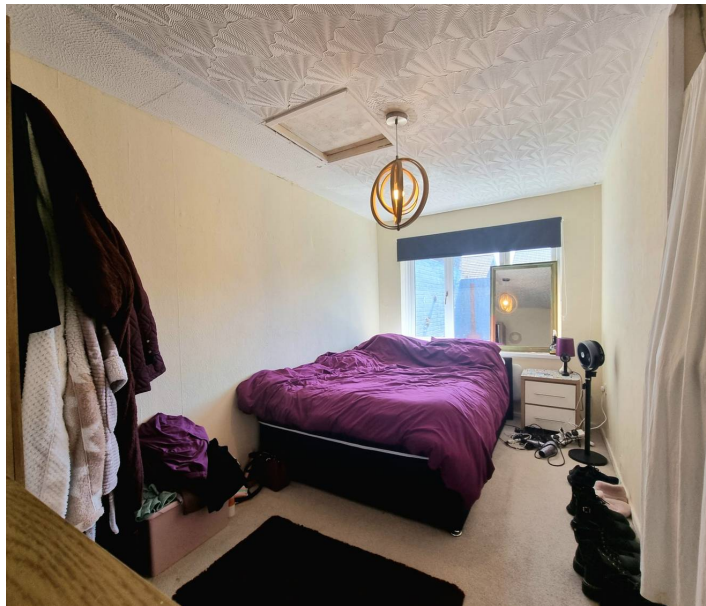
Council Tax band: C

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EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Hall

The property is entered via a UPVC and obscure glazed panel door, with stained glass effect detailing into an entrance hall, with wood effect vinyl flooring and doorways leading to the main bedroom, shower room and lounge/diner.

Lounge/Diner

14' 0" x 17' 0" (4.26m x 5.19m)

The impressive sized open plan lounge/diner benefits from a continuation of the same wood effect vinyl flooring as the hall and features an ornate stone focal fireplace surround to one wall. There is a large UPVC double glazed window within the dining area and a set of UPVC double glazed sliding patio doors within the lounge. The room gives access to the second double bedroom and kitchen.



Kitchen

The kitchen is positioned conveniently off the lounge/diner, accessed via an archway to the front. It has been fitted with a matching range of contemporary base and wall mounted units, with wood effect laminated worktops. It offers an integrated electric oven with four burner electric hob, space for a fridge/freezer, space for a washing machine, a stainless steel sink unit positioned below a large UPVC double glazed window to the front and provides contemporary splashback tiling.



Bedroom One

13' 11" x 7' 10" (4.23m x 2.38m)

The large main double bedroom is accessed off the hall and features fitted carpet flooring, a useful recessed alcove storage space and offers a large UPVC double glazed window to the rear, providing views over the courtyard area.

Bedroom Two

7' 0" x 11' 0" (2.14m x 3.35m)

The second double bedroom is located to the rear of the property, accessed off the lounge. The room benefits from fitted carpet flooring and a side UPVC double glazed window enjoying views of the courtyard.

Shower Room

The well appointed shower room has been fitted with a matching white three piece suite comprising; full room width shower cubicle, with a glazed shower screen and an electric shower fitted, low level WC with hidden cistern and a pedestal wash hand basin. There is patterned tile effect laminate flooring laid and an obscure UPVC double glazed window to the front.

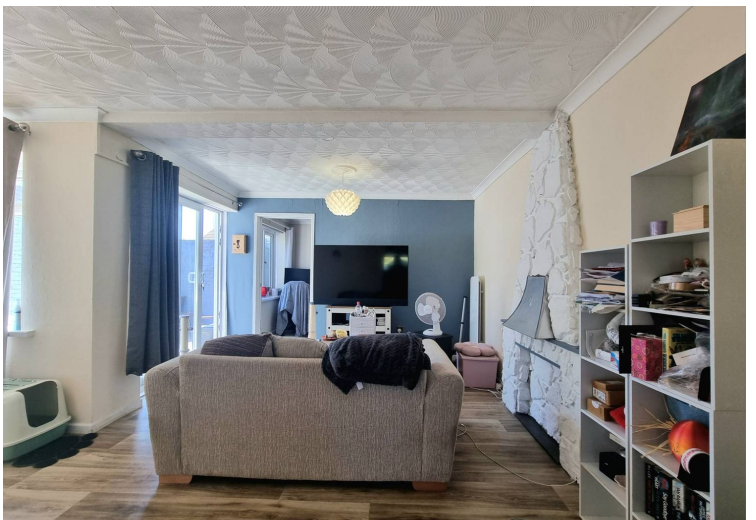
Front Garden

The front garden is accessed via a half height wrought iron gate, with a concrete pathway with some shallow steps leading down to the front door. The garden is mainly laid to sand stone chippings, with mature plant and shrubs to the borders.

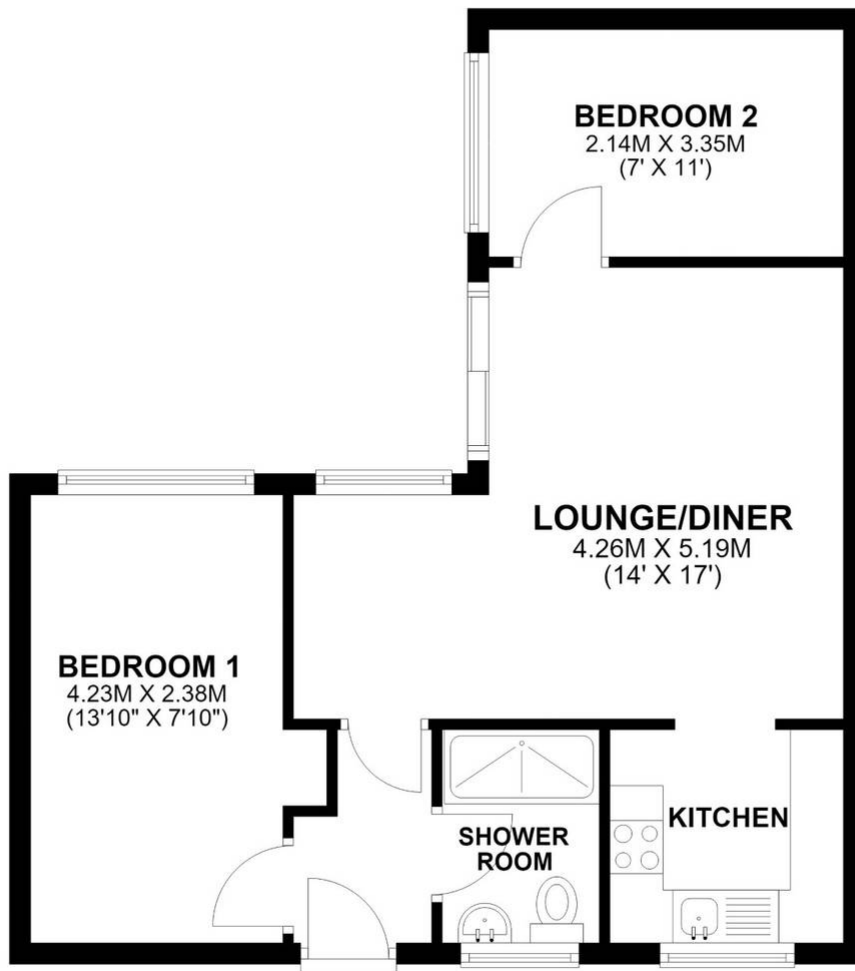
Rear Garden

The rear enclosed courtyard garden is accessed via UPVC sliding patio doors from the lounge/diner. The area is laid to patio paving and benefits from an outside water tap. A tall wooden gate to the rear of the courtyard gives access to the garden beyond, with a central pathway leading to the rear boundary fence. The garden has artificial grass laid to one side and a fixed wooden pergola.





GROUND FLOOR



You can include any text here. The text can be modified upon generating your brochure.