



## 2 The Woods Briary Way, Brackla

£480,000 Freehold

FOUR BEDROOM STUNNING EXECUTIVE HOME • LOUNGE AND STUDY • STUNNING WREN KITCHEN/DINING/FAMILY ROOM  
• FIRST FLOOR HOMES THREE BEDROOMS • GARAGE WITH UTILITY AREA • PRIVATE DRIVE WITH FRONT DRIVE PARKING •  
CLOSE TO LOCAL SHOPS, M4 ACCESS • MUST TO VIEW WITH 360 TOUR

**DanielMatthew**  
ESTATE AGENTS



Immaculate 3-storey executive home with woodland, pond, wren kitchen, garage, landscaped garden, and primary with dressing room. Quiet location near local amenities and schools. Must see!

Council Tax band: G

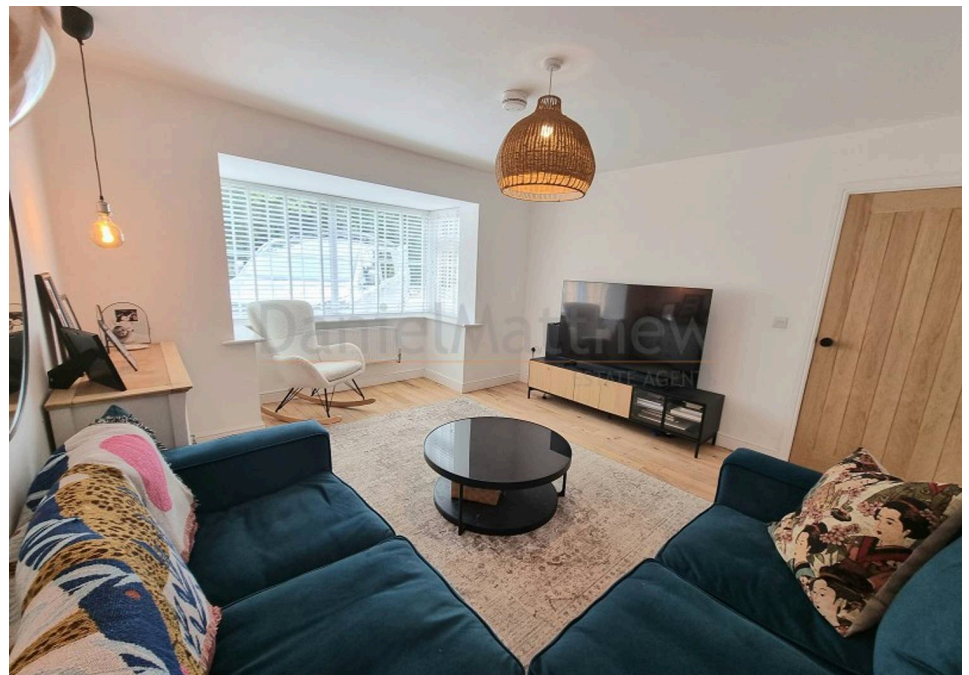
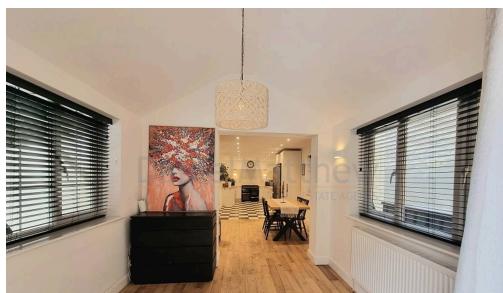
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › FOUR BEDROOM STUNNING EXECUTIVE HOME
- › LOUNGE AND STUDY
- › STUNNING WREN KITCHEN/DINING/FAMILY ROOM
- › FIRST FLOOR HOMES THREE BEDROOMS
- › GARAGE WITH UTILITY AREA
- › PRIVATE DRIVE WITH FRONT DRIVE PARKING
- › CLOSE TO LOCAL SHOPS, M4 ACCESS
- › MUST TO VIEW WITH 360 TOUR





### Hallway

Enter via main door into a spacious hallway with a modern black and white tile flooring, modern black radiator, plain walls, plain ceiling, staircase access and access to the ground floor rooms.

### Wc

Downstairs wc with a front UPVC double glazed window to front aspect, low level WC, vanity unit modern wash hand d basin, modern black radiator, plain walls and ceiling.

### Study

10' 10" x 8' 9" (3.31m x 2.66m)

Study/Boot room with a cupboard housing the combi boiler, side UPVC double glazed door, plain wall and ceiling, laminate flooring and radiator.

### Lounge

12' 8" x 14' 8" (3.86m x 4.48m)

Beautiful UPVC double glazed bay window to this modern and cosy lounge, plain walls, plain ceiling, laminate flooring and radiator.

### Kitchen/Diner/Family Room

Modern family living space with a newly renovated wren kitchen with integrated appliances, Stunning range of wall and base units in white with complimentary worktops and tile splash back, Ceramic sink with black mixer tap, range cooker, integrated wine cooler, integrated bosch dishwasher, space for a fridge/freezer with bespoke storage surround, rear UPVC double glazed window. Dining/family area has beautiful light coming in from the multiple windows and rear UPVC door accessing the landscaped enclosed garden. plain walls, plain



### **Landing**

7' 4" x 15' 9" (2.23m x 4.81m)

Landing one accessing the first floor rooms with a front UPVC double glazed window, plain walls and ceiling, carpet flooring and access to the second floor bedroom and en suite.

### **Bedroom Two**

10' 6" x 10' 11" (3.21m x 3.33m)

Bedroom two is a lovely double bedroom with a front UPVC window, storage cupboard, plain walls and ceiling, carpet flooring and radiator.

### **Bedroom Three**

10' 7" x 10' 8" (3.22m x 3.24m)

Bedroom three is a lovely double bedroom with a rear UPVC window, two storage cupboard, plain walls and ceiling, carpet flooring and radiator.

### **Bedroom Four**

14' 6" x 8' 4" (4.42m x 2.53m)

Bedroom four is a beautifully presented nursery with a rear UPVC window, storage cupboard, plain walls and ceiling, carpet flooring and radiator.

### **En Suite**

En suite off from room three with a UPVC double glazed window, low level Wx, pedestal wash hand basin, shower enclosure, plain walls/ceiling, radiator and laminate flooring.

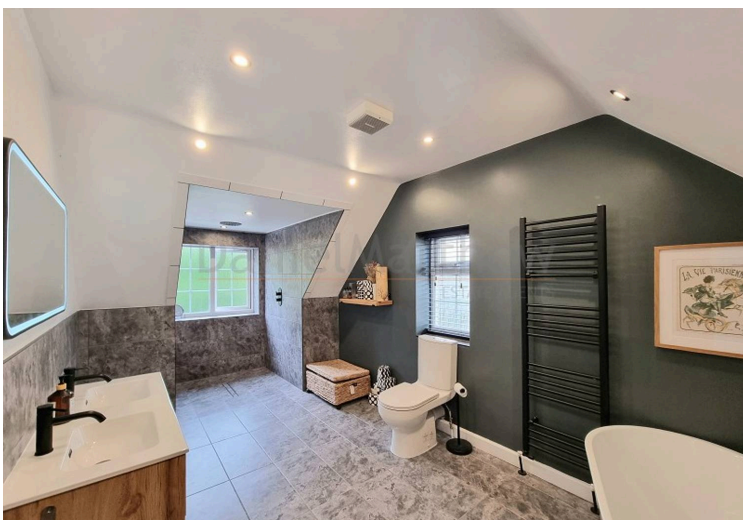
### **Bathroom**

Four piece bathroom with a rear UPVC double glazed window, low level WC, vanity wash hand basin, double shower enclosure, Jacuzzi corner bath, plain walls, tile splash back, plain ceiling, towel radiator and laminate flooring

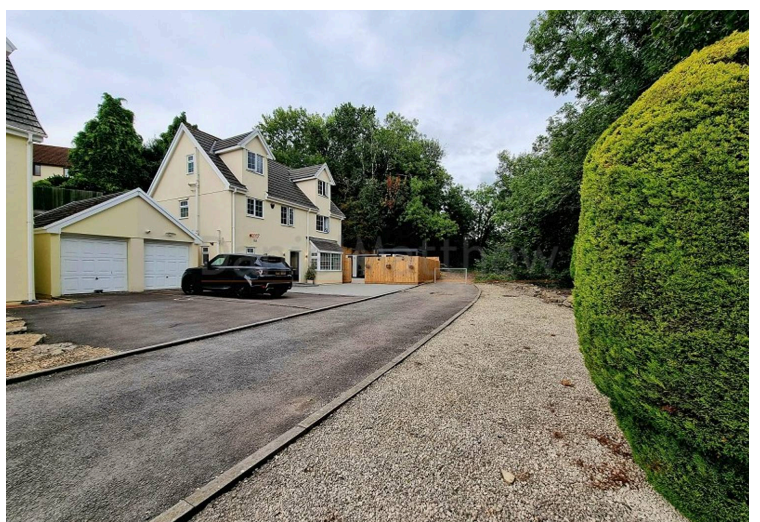
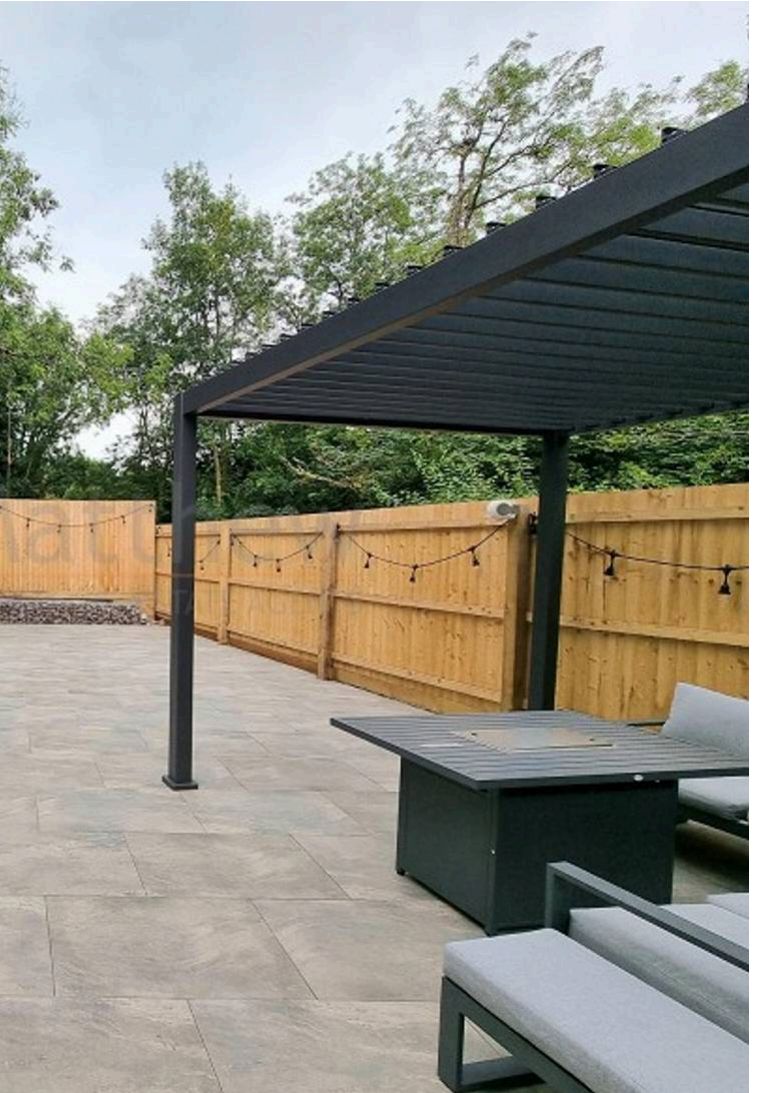
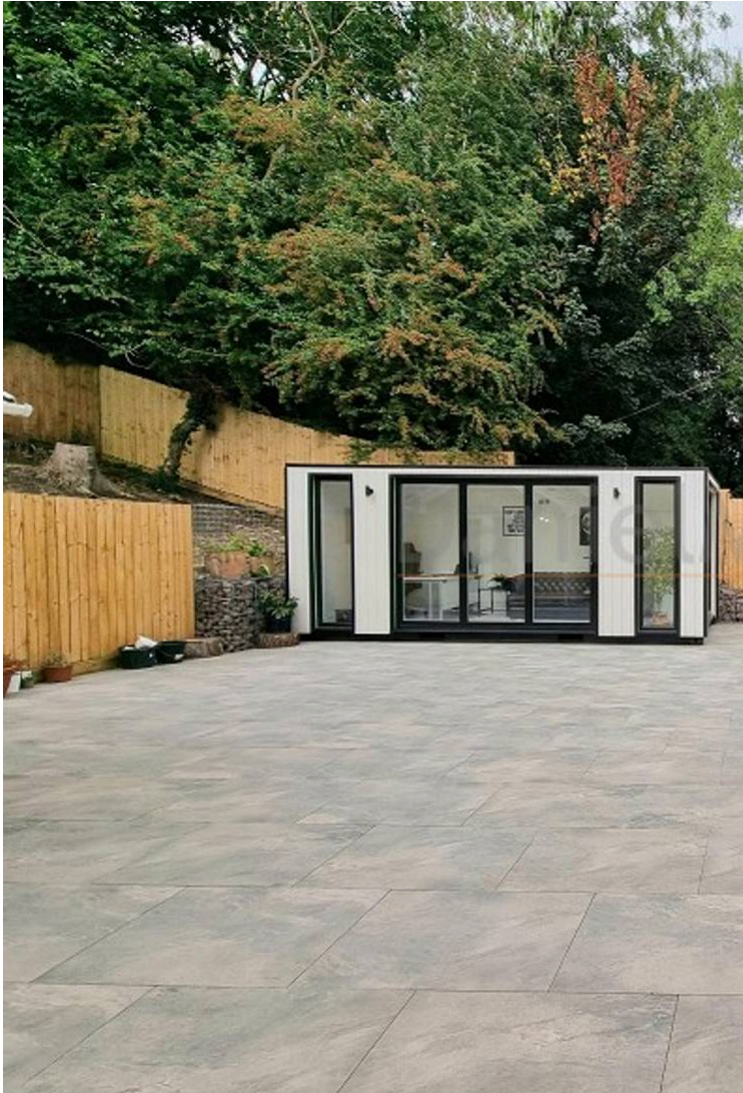
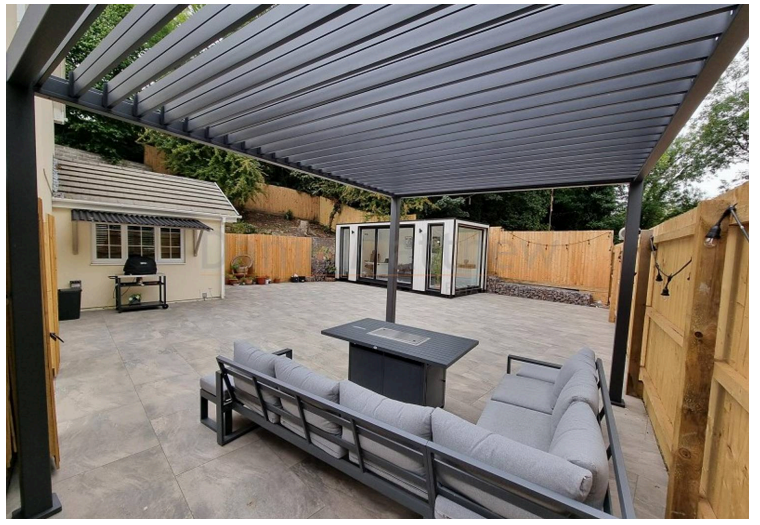
### **Landing Two**

Landing two accesses you to the second floor hosting the primary and spacious bathroom, plain walls and ceiling, carpet flooring and rear velux window.

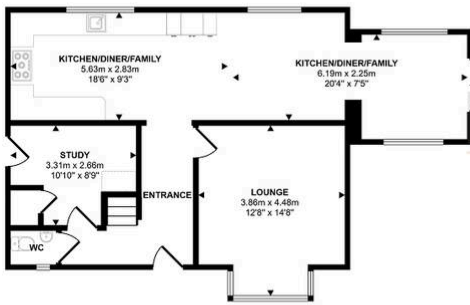






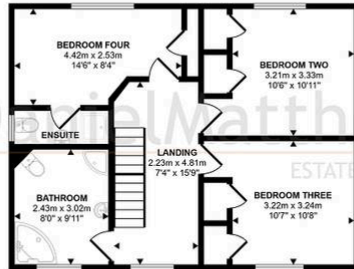


Approx Gross Internal Area  
184 sq m / 1977 sq ft

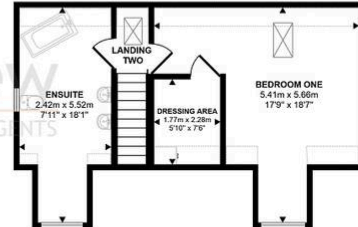


Ground Floor  
Approx 69 sq m / 744 sq ft

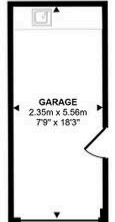
Denotes head height below 1.5m



First Floor  
Approx 60 sq m / 651 sq ft



Second Floor  
Approx 41 sq m / 441 sq ft



Garage  
Approx 13 sq m / 141 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Screenshot 200.