



## 63 Maes Dewi Pritchard, Brackla

£127,000 Leasehold

A deceptively spacious two bedroom top floor apartment • Current residents are due to vacate at the end of May • Available to purchase with no ongoing chain • An ideal purchase for first time buyers or investors • Communal grounds and interior common areas all well maintained • Light and spacious lounge/diner featuring patio doors opening onto a Juliette balcony • Two double bedrooms with a shared bathroom • Well appointed fitted kitchen • One allocated parking bay plus additional parking bays for visitors • Offering convenient commuter access to Jct 36 of the M4 • Within walking distance to schools, parks and the amenities onsite at the Brackla Triangle

**DanielMatthew**  
ESTATE AGENTS



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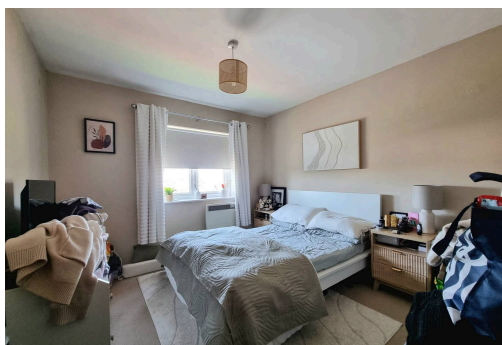


Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Hallway

The property is entered via a shared stairwell leading to the second floor landing, through a solid wooden door into the apartment. The hallway benefits from laminate wood flooring and gives access to the bathroom, lounge/diner and both bedrooms.

### Lounge/Diner

A bright and spacious reception room offering convenient access to the kitchen area. The room features laminated wood flooring, with UPVC double glazed patio doors opening internally to enjoy views via a Juliette balcony.

### Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

A modern and well appointed kitchen, fitted with a matching range of wooden base and wall mounted units, with a complimentary laminated worksurface over. The room provides space for one appliance plus a fridge/freezer, features an integrated electric oven with a four burner electric stove and a stainless steel sink unit positioned below a UPVC double glazed window to the front.



**Bedroom One**

12' 4" x 10' 2" (3.76m x 3.10m)

A spacious double bedroom featuring fitted carpet flooring, a recessed wardrobe storage alcove and a UPVC double glazed window to the front.

**Bedroom Two**

12' 4" x 7' 8" (3.76m x 2.33m)

Bedroom two is a comfortable second double bedroom, featuring fitted carpet flooring and a UPVC double glazed window to the front.

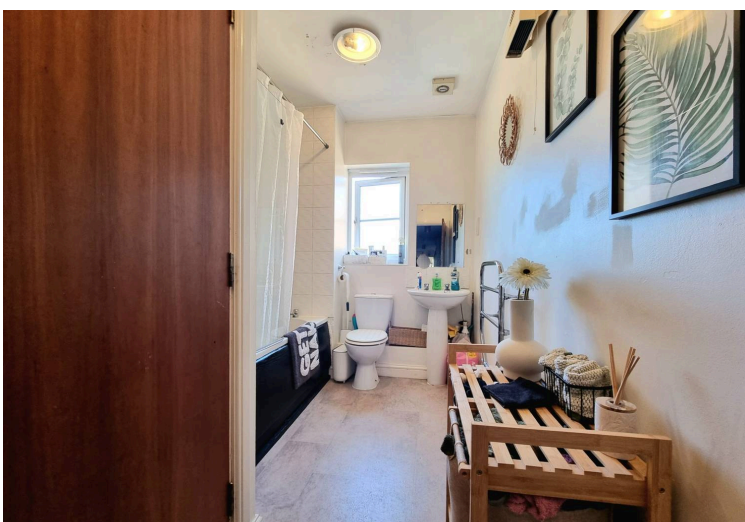
**Bathroom**

The bathroom has been fitted with a modern white three piece suite comprising; panel bath with over bath electric shower, pedestal wash hand basin and low level wc. The room benefits from a wall mounted heated towel rail, a UPVC obscured double glazed window to the side, vinyl flooring and gives access to a generous airing store cupboard.

**Communal Garden**

The property is positioned on the periphery of a small, sought after development. A shared driveway leads to the front of the property with allocated brick pavia parking bays. The building enjoys a wrap around lawned communal garden, enclosed by a brick built wall and wrought iron railings.





**Ground Floor**

