



52 Maes Talcen, Brackla

£250,000 Freehold

A deceptively spacious three bedroom link detached family home • Situated on a quiet development within Brackla • Vacant possession and available to purchase with no ongoing chain • Large lounge/diner with access to an impressive conservatory extension • In need of some decorative updating • A well appointed fitted kitchen with an abundance of storage • Large integral garage, offering scope for conversion and benefitting from power supply • Solar panels installed to the roof, owned outright • Beautiful landscaped rear garden with an ornate rockery water feature • Brick pavia driveway to the front, offering off road parking for two/three vehicles

DanielMatthew
ESTATE AGENTS



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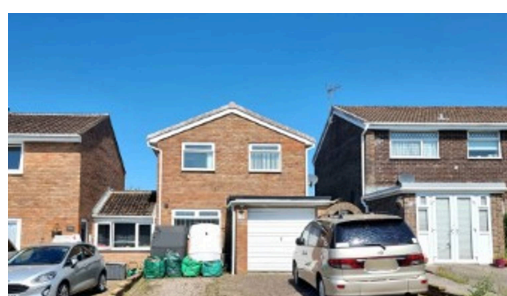
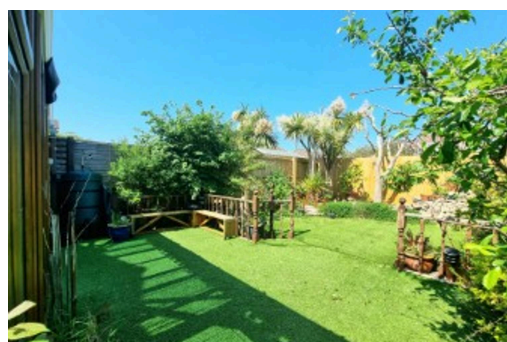


Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:
D





Hallway

The property is entered via a UPVC and obscure glazed panel side door, into the entrance hallway with staircase rising to the first floor accommodation, fitted carpet flooring and doorways leading to the kitchen and lounge.

Lounge/Diner

12' 1" x 16' 4" (3.69m x 4.98m)

The bright and spacious lounge is located to the rear of the property. The room offers fitted carpet flooring, an electric feature fireplace to one wall, a set of sliding UPVC double glazed patio doors to the rear wall, flanked by a further UPVC fully glazed pedestrian door and an ornate recessed serving hatch with sliding obscure glazed doors opening onto the kitchen.

Conservatory

10' 5" x 14' 7" (3.18m x 4.44m)

This impressive conservatory extension provides a bright and inviting reception area to enjoy all year round. Benefitting from plumbed heating and a performance glazed roof system (uses solar control for anti-glare and heat reduction), the room enjoys views of the landscaped garden, with sliding UPVC patio doors giving access, laminate wood flooring and two modern ceiling fans.

Kitchen

11' 9" x 8' 6" (3.59m x 2.58m)

The kitchen is located to the front of the property. It was been fitted with an abundance of matching base and wall mounted units, with a complimenting laminated worksurface. It offers space for three appliances and includes an integrated electric oven with a four burner



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The kitchen is located to the front of the property. It was been fitted with an abundance of matching base and wall mounted units, with a complimenting laminated worksurface. It offers space for three appliances and includes an integrated electric oven with a four burner gas hob, sink unit positioned below a large UPVC double glazed window and vinyl tile effect flooring.

Bedroom One

12' 4" x 6' 7" (3.75m x 2.00m)

Bedroom one is located to the rear of the property and is a spacious double bedroom featuring a large UPVC double glazed window to the rear and fitted carpet flooring.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.52m)

Bedroom two is a good sized double bedroom located to the front of the property. The room features fitted carpet flooring, a large UPVC double glazed window to the front and a built in wardrobe storage cupboard to one wall, with tall mirrored bi-fold access doors.

Bedroom Three

9' 7" x 6' 7" (2.92m x 2.00m)

Bedroom three is a well proportioned single bedroom located to the rear of the property. The room offers fitted carpet flooring and a UPVC double glazed window to the rear.

Bathroom

The family bathroom has been fitted with a three piece suite comprising; corner bath with over bath electric shower fitted, low level WC and a pedestal wash hand basin with cupboard storage below. The room has full height tiling to all walls, a UPVC obscure double glazed window to the front and fitted carpet flooring.

Front Garden

The property offers a large brick pavia driveway to the front with a side paved pathway, partly sheltered, leading to



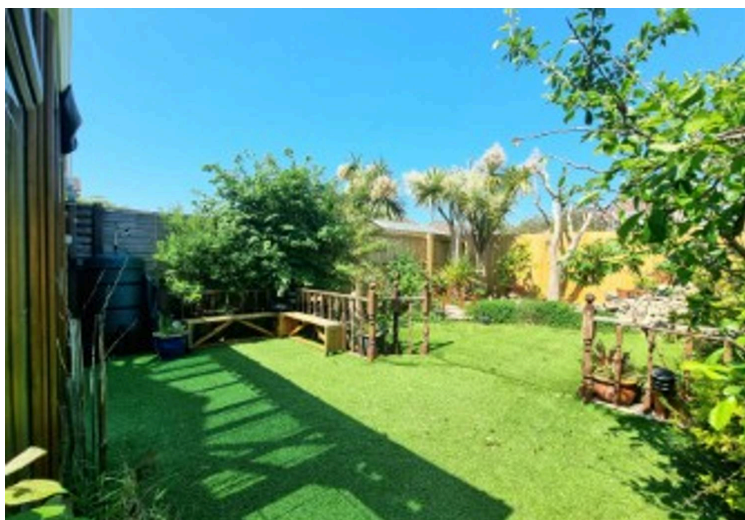
FRONT GARDEN

The property offers a large brick pavia driveway to the front with a side paved pathway, partly sheltered, leading to the side access door and tall wooden rear gate

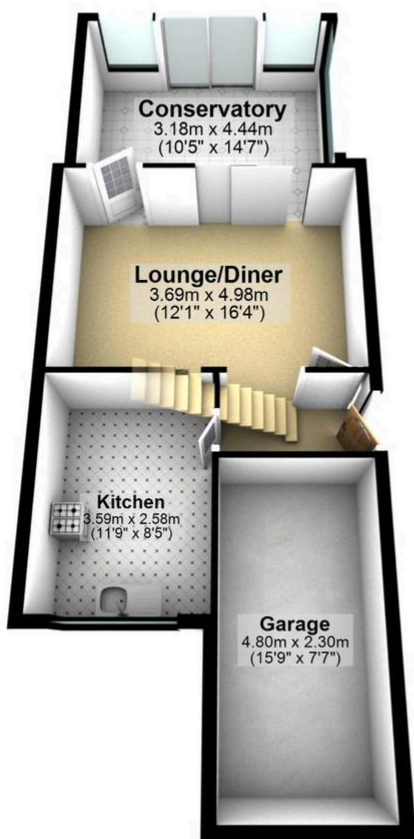
REAR GARDEN

The beautiful, level landscaped rear garden offers an enclosed space, mainly laid to artificial grass. There are an abundance of mature shrubs and small trees bordering the boundary fence, with a man made ornate rockery water feature to the rear. The secure fencing has been recently replaced and the garden further benefits from side access and external sockets.





Ground Floor



First Floor



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