



## 66 Robins Hill, Brackla

£200,000 Freehold

THREE BEDROOM SEMI DETACHED • SOLD WITH NO ONGOING CHAIN • DRIVE TO FRONT WITH TWO SPACES • LOUNGE WITH PATIO DOORS OUT TO THE GARDEN • KITCHEN AND DINING ROOM • THREE BEDROOMS AND FAMILY BATHROOM • ENCLOSED GARDEN • CLOSE TO LOCAL AMENITIES, SCHOOLS AND M4 ACCESS

**DanielMatthew**  
ESTATE AGENTS



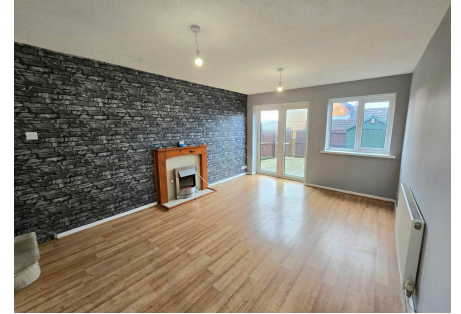
Three bedroom semi-detached house near amenities and M4, with lounge, kitchen, dining room, driveway for two cars, no chain. Ideal for families or professionals.

Council Tax band: B

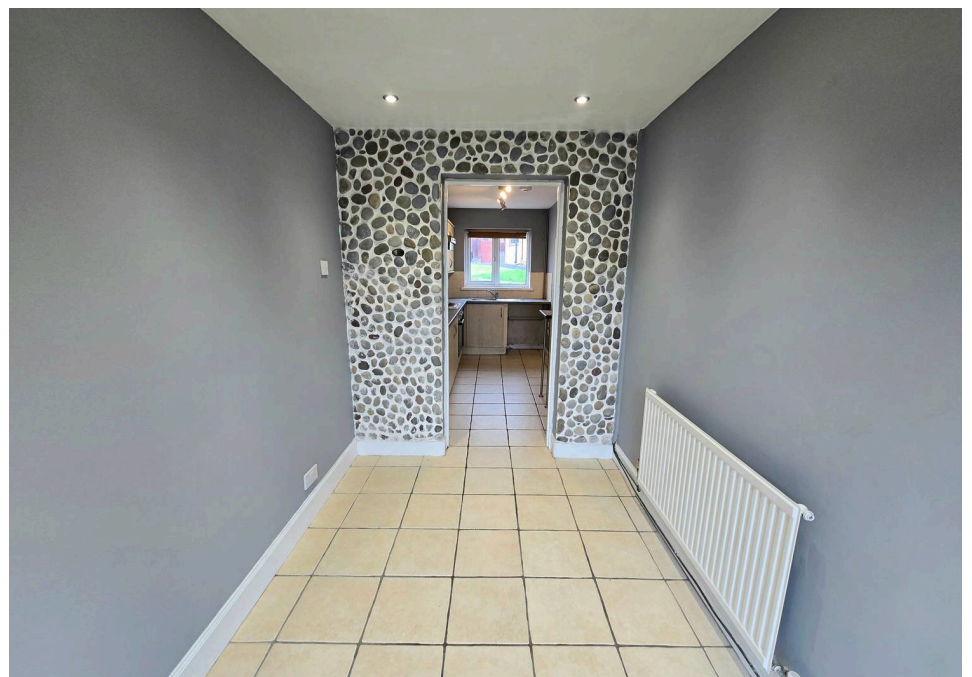
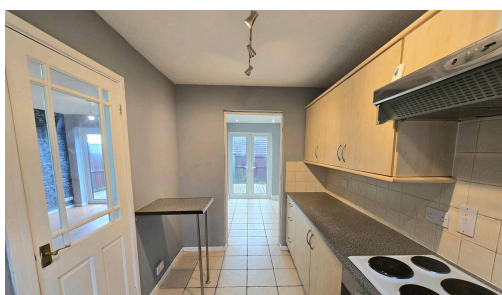
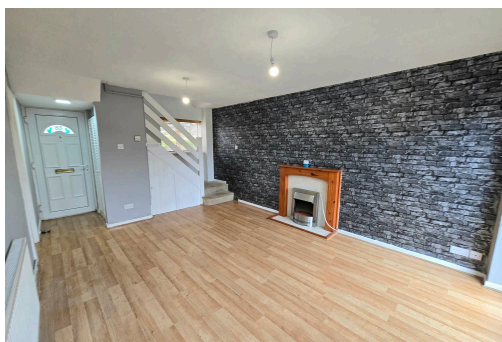
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › THREE BEDROOM SEMI DETACHED
- › SOLD WITH NO ONGOING CHAIN
- › DRIVE TO FRONT WITH TWO SPACES
- › LOUNGE WITH PATIO DOORS OUT TO THE GARDEN
- › KITCHEN AND DINING ROOM
- › THREE BEDROOMS AND FAMILY BATHROOM
- › ENCLOSED GARDEN
- › CLOSE TO LOCAL AMENITIES, SCHOOLS AND M4 ACCESS





### **LOUNGE**

18' 9" x 11' 5" (5.72m x 3.47m)

UPVC french doors to rear aspect, plain and papered walls, textured ceiling, laminate flooring, radiator, understairs storage, feature fire(capped gas) and staircase access.

### **KITCHEN**

11' 10" x 6' 11" (3.60m x 2.12m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, tile flooring, radiator, range of wall and base units with complimentary worktop, gas hob and oven with extractor over, space for a washing machine.

### **DINING ROOM**

9' 9" x 6' 7" (2.97m x 2.00m)

UPVC french doors to rear aspect, plain walls, textured ceiling, radiator and tile flooring.



### **LANDING**

Landing with access to first floor rooms, attic hatch, plain walls and textured ceiling.

### **BEDROOM ONE**

11' 4" x 9' 11" (3.46m x 3.01m)

UPVC double glazed window, plain walls, radiator, textured ceiling and laminate flooring.

### **BEDROOM TWO**

9' 5" x 7' 1" (2.88m x 2.17m)

UPVC double glazed window, plain walls, radiator, textured ceiling and laminate flooring.



**BEDROOM THREE**

9' 8" x 6' 6" (2.95m x 1.99m)

UPVC double glazed window, plain walls, radiator, textured ceiling and laminate flooring.

**BATHROOM**

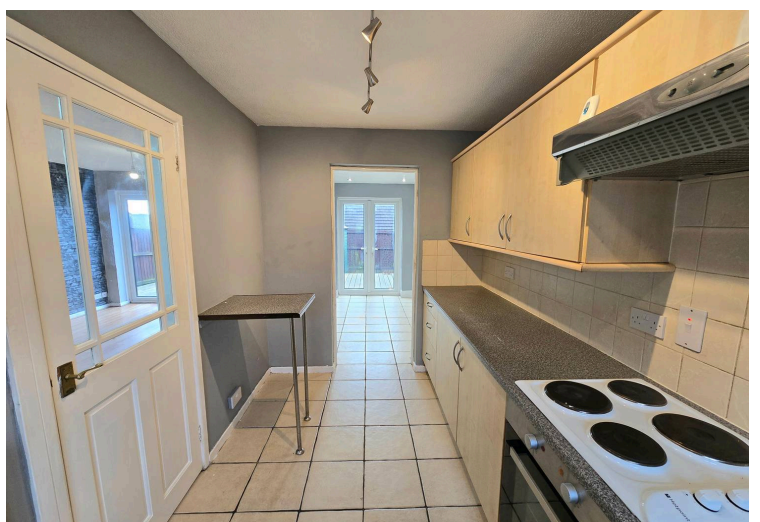
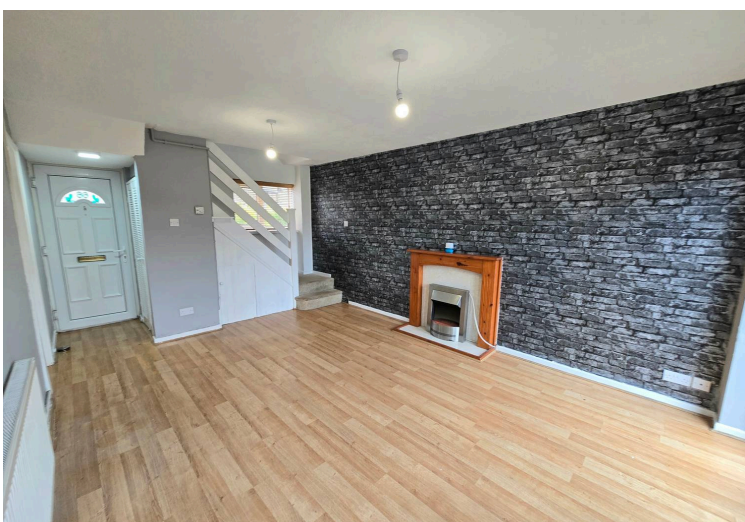
12' 4" x 8' 2" (3.76m x 2.50m)

UPVC double glazed window, three piece suite comprising panels bath, inset wash hand basin and low level wc, plain walls, towel radiator, textured ceiling and vinyl flooring.

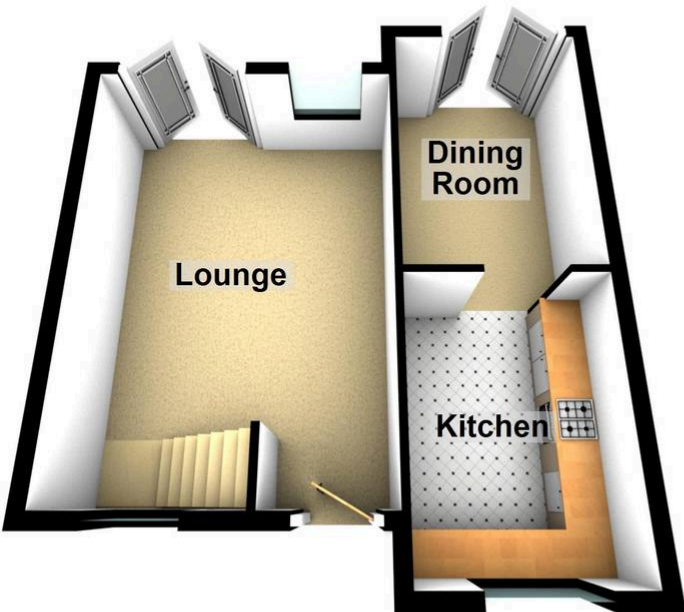
**Garden**

REAR - Enclosed garden with fence boundary, side gate access, laid to deck, decorative stones to bottom of the garden, shed to remain.





**Ground Floor**



**First Floor**



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