



18 St. Michaels Way, Brackla

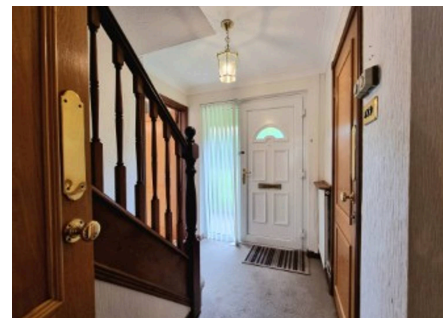
£290,000 Freehold

A lovingly maintained detached family home • Located at the head of a quiet cul-de-sac within a sought after area of Brackla • Available to purchase with no on-going chain • Large open plan lounge/diner and kitchen/breakfast room • Ground floor WC • Three good sized bedrooms, each benefitting from fitted or built in wardrobe storage • Main bedroom with private en-suite shower room • Beautiful landscaped front and rear gardens • Generous attached garage with power supply, offering scope for conversion into an extra living room/bedroom • An ideal purchase for someone looking to upsize to a detached property, with freedom to reconfigure and upgrade to their own preference

DanielMatthew
ESTATE AGENTS



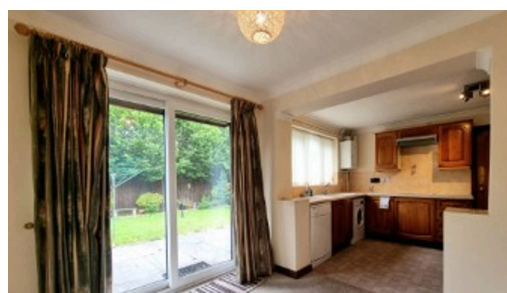
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- Main bedroom with private en-suite shower room
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Council Tax band: E
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating:
TBC





Hallway

The property is entered via a UPVC wood effect and glazed panel door, flanked by a tall UPVC double glazed window into the entrance hallway. The hallway provides fitted carpet flooring, with a fixed staircase rising to the first floor accommodation and doorways leading to the lounge/diner, kitchen/breakfast room, cloakroom and store cupboard.

Lounge/Diner

25' 8" x 10' 9" (7.82m x 3.28m)

The bright and spacious lounge/diner extends the entire length of the property. The room has a continuation of the same fitted carpet flooring as the hallway and features a large box bay window to the front, fitted with UPVC double glazed windows, UPVC double glazed sliding patio doors to the rear and an ornate electric fireplace to one wall, with wooden decorative surround.



Kitchen/Breakfast room

13' 7" x 8' 10" (4.14m x 2.69m)

The kitchen can be accessed directly off the hallway or from the dining area of the main lounge/diner. The room has been fitted with a matching range of solid oak base and wall mounted units, with a laminated worksurface over. It offers an integrated eye level double oven, an integrated four burner electric hob, a free standing fridge/freezer, dishwasher and washing machine and a sink unit positioned below a large UPVC double glazed window to the rear.



Breakfast area

7' 8" x 8' 5" (2.33m x 2.57m)

Leading conveniently off the kitchen area, the breakfast room features fitted carpet flooring and UPVC double glazed sliding patio doors to the rear, giving light, access and views into the garden.

WC

The ground floor cloakroom has offers a UPVC obscure glazed window to the front and has been fitted with a modern two piece suite comprising; low level WC and a vanity wash hand basin with cupboard storage below.

Landing

At the head of the stairs, the fitted carpet landing provides access to all three bedrooms, the shared bathroom and a generous airing storage cupboard.

Bedroom One

10' 2" x 11' 0" (3.09m x 3.36m)

Bedroom one is a spacious double bedroom featuring a large UPVC double glazed window to the front, fitted carpet flooring and a fitted double wardrobe to one wall, with sliding mirrored doors. A doorway off the bedroom leads through to a private en-suite bathroom.

En-suite

5' 0" x 8' 11" (1.53m x 2.72m)

The en-suite has been fitted with a matching three piece suite comprising; wash hand basin, set within a marble effect laminated unit and benefitting from cupboard storage both above and below, a double enclosed shower cubicle and low level WC. There is an obscure UPVC double glazed window to the front and fitted vinyl flooring.



Bedroom Two

10' 11" x 8' 10" (3.32m x 2.70m)

The second bedroom is located to the rear of the property, with a large UPVC double glazed window providing views over the garden. The room benefits from built in wardrobe storage, accessed via mirrored wardrobe doors and fitted carpet flooring.

Bedroom Three

7' 5" x 8' 10" (2.27m x 2.70m)

The well proportioned third bedroom is located to the rear of the property, with a large UPVC double glazed window providing views of the garden. The room benefits from built in wardrobe storage, accessed via mirrored wardrobe doors and fitted carpet flooring.

Bathroom

6' 8" x 5' 6" (2.02m x 1.68m)

The shared bathroom has been fitted with a coloured three piece suite comprising; panel bath with over bath shower head and bi-fold shower screen, low level WC and a pedestal wash hand basin. There is an obscure UPVC double glazed window to the side, tiling to all walls and vinyl flooring.

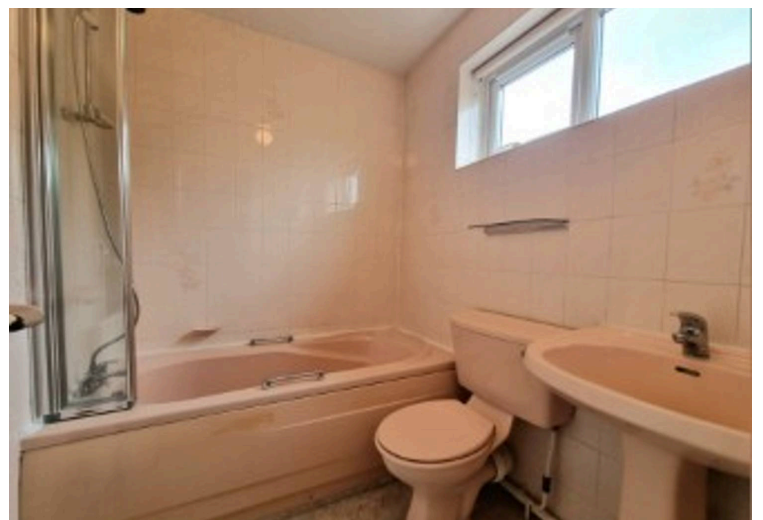
Front Garden

Tucked away from the road side at the head of a quiet cul-de-sac, the property offers driveway off road parking for one vehicle ahead of the attached garage. To the side of the driveway there is a well maintained lawned garden, bordered by a boundary hedgerow.

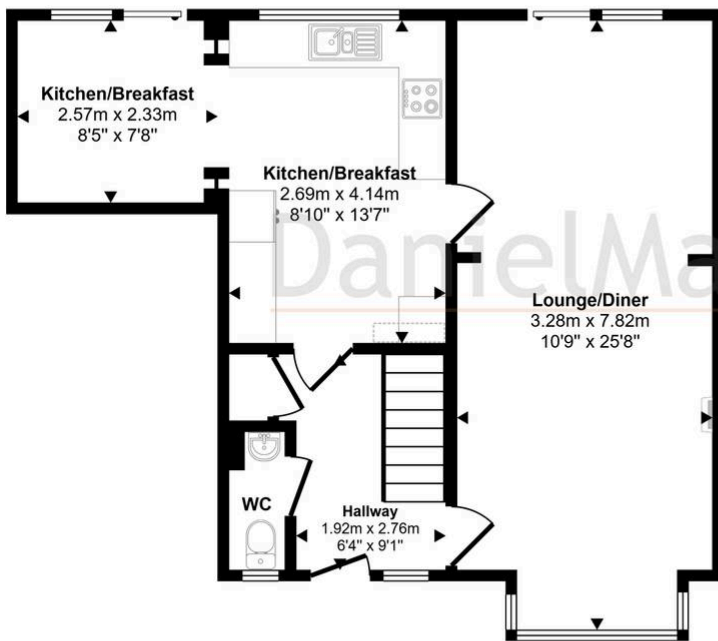
Rear Garden

The good sized enclosed rear garden features a generous paved patio area, extending the full width of the property, followed by a large, level lawned area bordered by ornate stone chippings and mature plants and shrubs. The garden is enclosed by feather edge wood, with a tall wooden side gate giving access to the front.

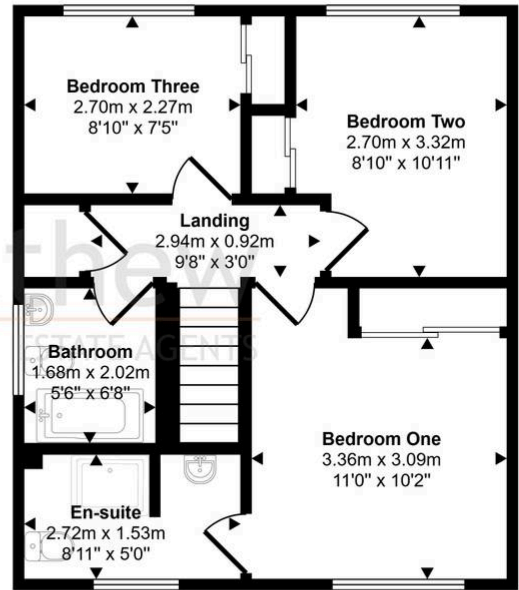





Approx Gross Internal Area
96 sq m / 1031 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 44 sq m / 478 sq ft

 Denotes head height below 1.5m

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 Made Snappy 360.

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