



89 Maes Talcen, Brackla

£250,000 Freehold

A spacious three bedroom detached family home • Available to purchase with no ongoing chain • Nestled at the head of a quiet cul-de-sac • Impressive open plan kitchen/diner with modern fitted units • Recently landscaped enclosed level rear garden • Newly fitted gas combination boiler fitted with warranty included • Spacious lounge enjoying views of the greenery to the front • Modern fitted family bathroom • Scope to extend the property to the rear (subject to obtaining approved planning consent) • Driveway off road parking for three small sized cars, plus one allocated parking bay to the front and a detached garage • Within walking distance to reputable Primary and Secondary school, parks, playing fields and the Triangle shopping precinct

DanielMatthew
ESTATE AGENTS



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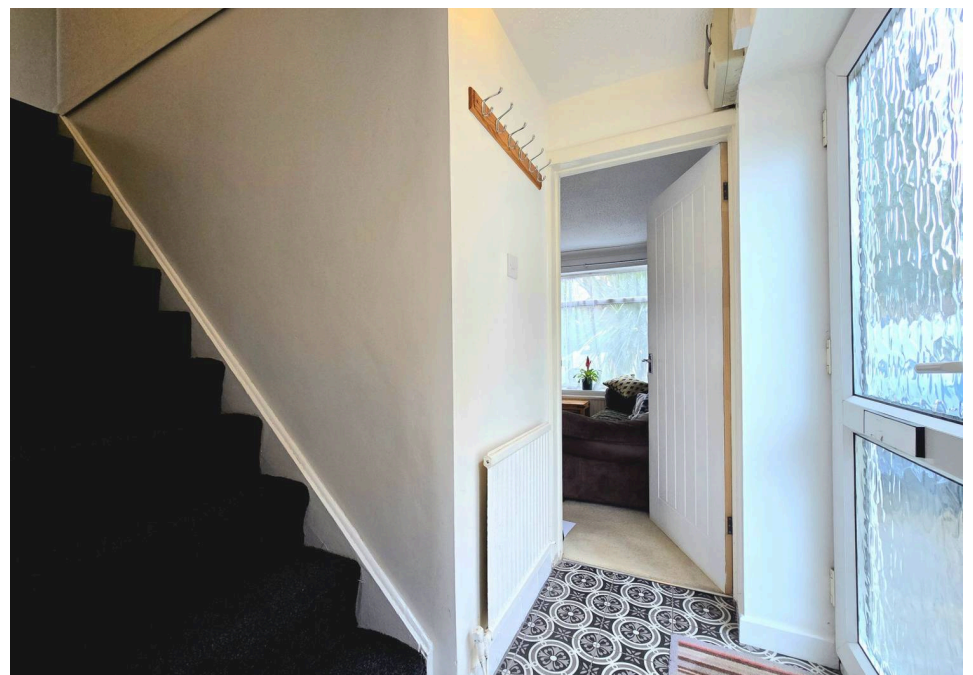
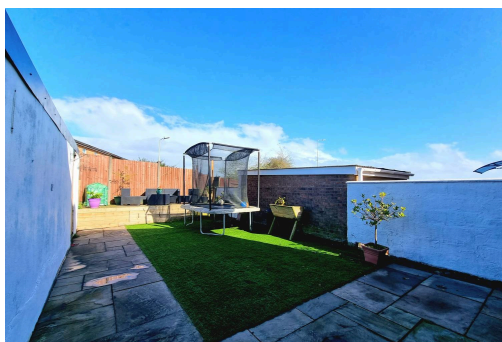


A spacious three bedroom detached home, located in quiet cul-de-sac featuring an open plan kitchen/diner, landscaped garden, driveway and garage. Close to schools, parks, and shops. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Hallway

The property is entered via a UPVC and glazed panel door into the entrance hallway, laid to a patterned tiled flooring. The hallway gives access to the lounge, kitchen/diner and the staircase rising to the first floor landing.

Lounge

A light and spacious lounge situated to the front, featuring two large UPVC windows to the front and fitted carpet flooring.

Kitchen/Diner

A bright and spacious open plan kitchen/diner positioned to the rear of the property, enjoying views of the landscaped rear garden. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a wood grain effect laminated worksurface and modern splashback tiling. There is space within the kitchen for two appliances plus fridge/freezer, an integrated electric oven with gas hob, a rear UPVC window positioned above the stainless steel sink unit, wood effect tiled flooring and sliding UPVC patio doors provide access to the garden.

Bedroom One

A good sized double bedroom benefitting from fitted carpet flooring and a large UPVC window to the front.



Bedroom Two

A good sized double bedroom benefitting from fitted carpet flooring, double built in wardrobe storage housing the newly fitted gas combination boiler and large UPVC window to the rear.

Bedroom Three

A well proportioned single bedroom benefitting from fitted carpet flooring and a large UPVC window to the front.

Bathroom

A modern fitted bathroom comprising; panel bath with an over bath shower attachment, vanity wash hand basin with cupboard storage below and a low level WC. The room benefits from a UPVC obscure glazed window, wood effect vinyl flooring and a wall mounted heated towel rail.

Front Garden

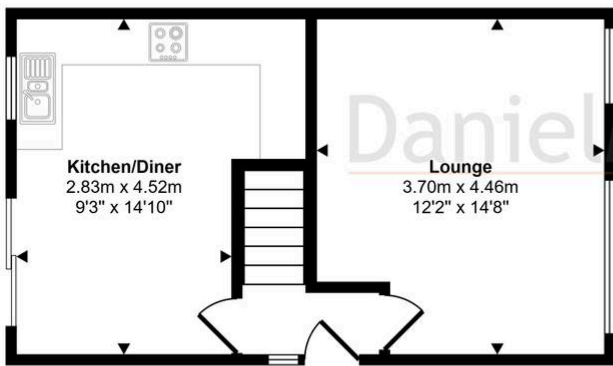
The property is positioned at the head of a quiet cul-de-sac, accessed via a shared driveway. The property features an ornate, half moon shaped low maintenance garden laid to sandstone chippings, with an allocated parking bay opposite, suitable for one larger vehicle and a driveway that extends parallel to the left hand side of the property.

Rear Garden

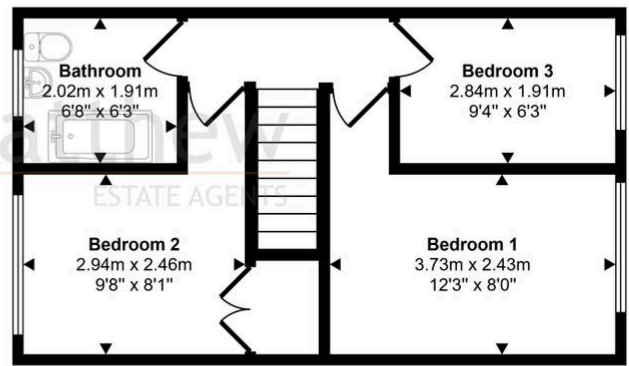
A spacious enclosed, level garden featuring artificial lawn bordered by a paved patio and pathway. At the rear, a raised decked platform provides an additional seating area, with useful under-decking storage space. The garage is accessible via a wooden pedestrian door from the garden. It offers a workshop space to the rear and leads into the main garage storage area. Electric sockets and lighting is present within the garage but no power currently runs into the building.



Approx Gross Internal Area
70 sq m / 753 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 35 sq m / 378 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 Made Snappy 360.

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