



2 Clos Castell Coity, BROADLANDS

£299,950 Freehold

Detached three-bedroom house on private lane in Broadlands. Two receptions, kitchen/diner, en suite, garage with conversion potential, private drive, near schools, shops, and M4.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

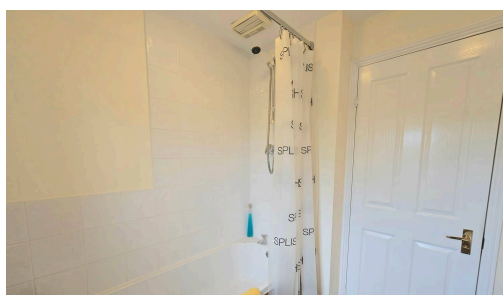
DanielMatthew
ESTATE AGENTS



Detached three-bedroom house on private lane in Broadlands. Two receptions, kitchen/diner, en suite, garage with conversion potential, private drive, near schools, shops, and M4.



- › THREE BEDROOM DETACHED IN THE POPULAR LOCATION OF BROADLANDS
- › NESTLED IN A PRIVATE LANE ACCESS WITH FOUR OTHER HOUSES
- › TWO RECEPTION ROOMS
- › KITCHEN/DINER
- › BATHROOM, EN SUITE AND DOWNSTAIRS WC
- › INTEGRAL GARAGE PLASTERED WALLS AND PERFECT FOR A CONVERSION
- › THREE BEDROOMS
- › DRIVE AND PRIVATE GARDEN
- › CLOSE TO AMENITIES, M4 ACCESS AND LOCAL SCHOOLS



ENTRANCE

Enter via main door into bright hallway, plain walls, textured ceiling, laminate flooring, radiator, storage cupboard, access to staircase and ground floor rooms.

LOUNGE

UPVC double glazed window and french doors to rear aspect, plain walls, textured ceilings, laminate flooring, radiator and feature fireplace.

KITCHEN/DINER

UPVC double glazed door to side aspect and window to front aspect. Kitchen has been fitted with a matching range of base and wall mounted units, complimentary worktops, integrated fridge, space for washing machine, integrated dishwasher, stainless sink, integrated gas hob and electric oven, plain walls, tile splashback, textured ceiling and laminate flooring.

WC

Cloakroom with a pedestal wash hand basin and low level WC, plain walls, plain walls and textured ceiling.

LANDING

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

BEDROOM ONE

Boasting vaulted ceilings this is a lovely primary bedroom with a large UPVC double glazed window, fitted wardrobes, plain walls, textured ceilings, carpet flooring, radiator and access to the ensuite.

EN SUITE

En suite with a three piece suite comprising, shower enclosure, vanity wash hand basin and low level WC. Plain walls and carpet flooring, radiator and an obscure UPVC double glazed window.

BEDROOM TWO

UPVC double glazed window, fitted wardrobes, plain walls, textured ceilings, carpet flooring, radiator.

BEDROOM THREE

UPVC double glazed window, plain walls, textured ceilings, carpet flooring, radiator.

BATHROOM

Bathroom with a three piece suite comprising, panel bath with shower over, pedestal wash hand basin and low level WC, radiator, plain walls and carpet flooring and an obscure UPVC double glazed window.

DINING ROOM (SECOND RECEPTION)

UPVC double glazed BAY window to rear aspect, plain walls, textured ceilings, laminate flooring, radiator.

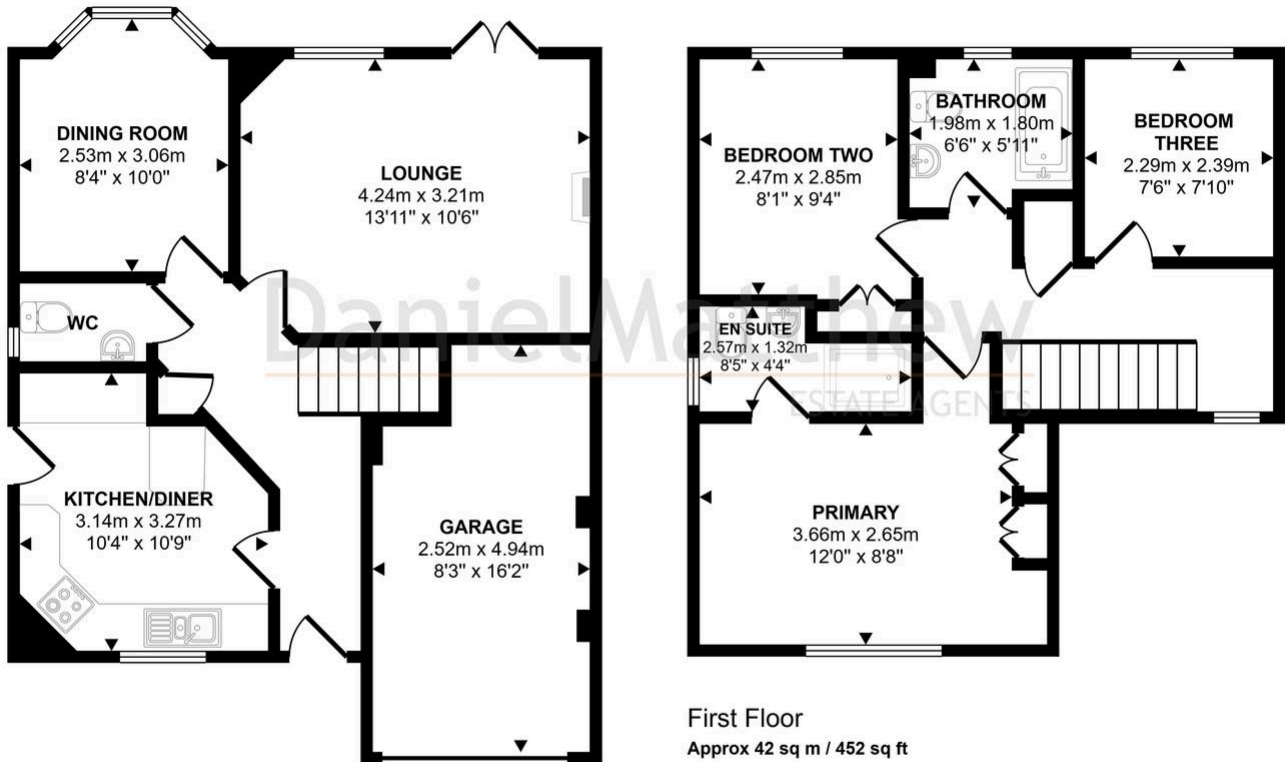


GARDEN

Private enclosed garden with fence boundary, laid to lawn and laid to patio, side gate access from the drive, mature foilage and trees



Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 53 sq m / 569 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.