



83 St. Michaels Way, Brackla

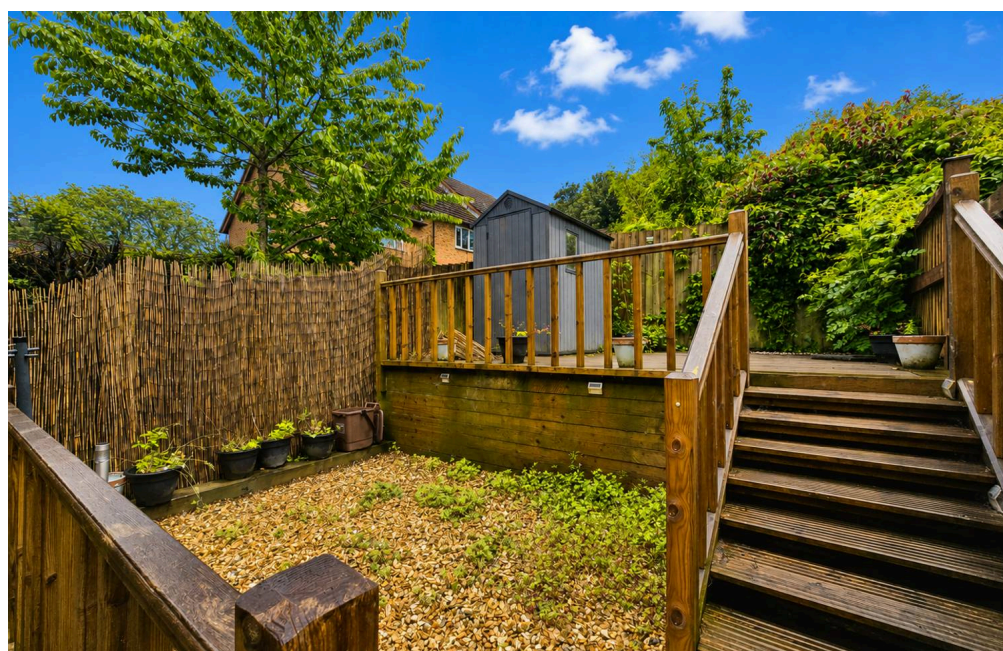
£165,000 Freehold

A very well presented two bedroom mid link home • An ideal first time buyer or buy to let investment property • Available to purchase with no ongoing chain • Situated within a desirable development on the Coity end of Brackla • Contemporary fitted kitchen and shower room • Good sized enclosed, low maintenance, tiered rear garden • Convenient commuter access to the M4 and public transport links • Driveway off road parking for one vehicle to the front

DanielMatthew
ESTATE AGENTS



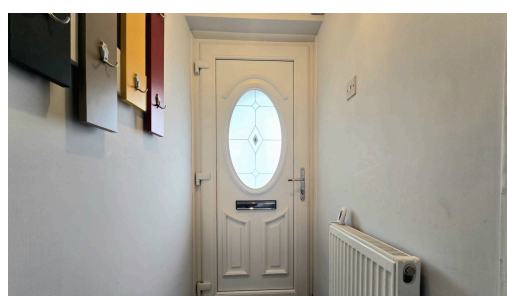
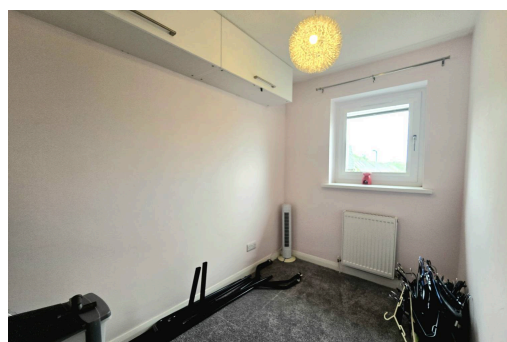
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• Council Tax band: B
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Hallway

The property is entered via a UPVC and double glazed panel door into a light and inviting entrance hallway, offering a textured ceiling, plain walls, tiled flooring and a door giving access to the lounge.

Lounge/Diner

16' 5" x 12' 3" (5.01m x 3.74m)

The light and spacious lounge/diner offers fitted carpet flooring, a recessed understairs alcove area and sliding UPVC patio doors to the rear. There is a continuation of the same carpet flooring leading up the staircase and a doorway leading into the kitchen.

Kitchen

7' 0" x 8' 11" (2.13m x 2.73m)

The kitchen is located to the front of the property. It has been fitted with a matching range of contemporary base and wall mounted units, with a complimenting wood effect laminated worksurface over. The room benefits from a composite sink unit positioned below a UPVC double glazed window, an integrated eye level oven and four burner electric hob, tiled flooring and offers space and plumbing for a washing machine and fridge/freezer.

Landing

The landing to the first floor has a continuation of the fitted carpet flooring as the stairs, with access to a generous airing storage cupboard and doorways leading to two bedroom and the shower room.



Bedroom One

11' 11" x 9' 1" (3.64m x 2.76m)

The spacious main bedroom is located to the rear of the property. It benefits from fitted carpet flooring, a useful recessed alcove space to store free standing wardrobe furniture and offers a UPVC double glazed window to the rear.

Bedroom Two

9' 2" x 5' 10" (2.79m x 1.79m)

Bedroom two is located to the front of the property and features fitted carpet flooring, shelving storage to one wall and a UPVC double glazed window to the front.

Shower room

6' 1" x 6' 1" (1.85m x 1.86m)

The contemporary fitted shower room features a modern walk in double shower cubicle with sliding glazed shower screen, vanity wash hand basin with cupboard storage below and a low level WC with built in hidden cistern. It features recessed alcove storage space, a wall mounted heated towel rail and a UPVC obscure double glazed window to the front.

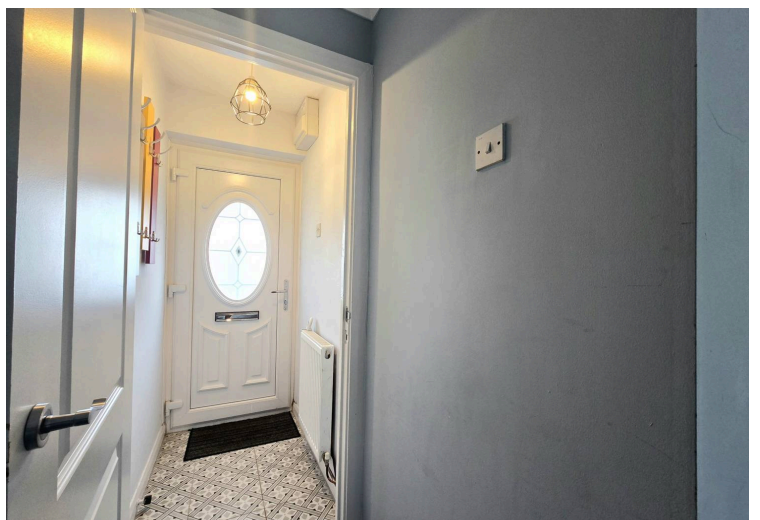
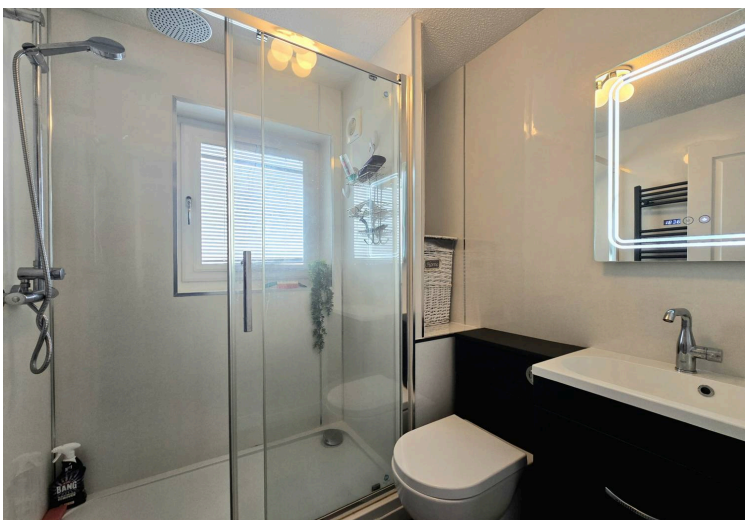
Front Garden

The frontage of the property is mainly utilised for the driveway, with a stone chipping pathway to one side giving access to the front door.

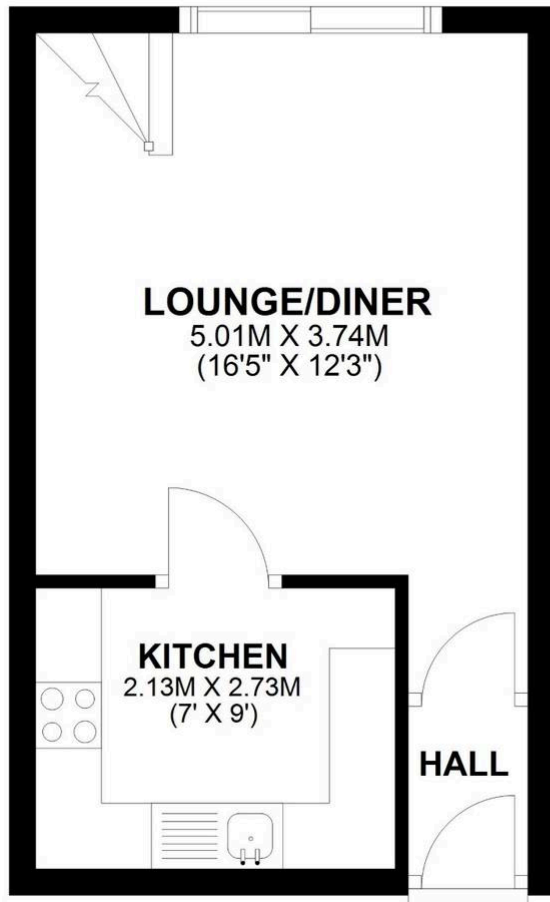
Rear Garden

The low maintenance rear garden has been cleverly designed over three useable tiered areas. The bottom patio area enjoys a resin laid ground surface, with wooden decked steps leading to the first and second tier. The first tier is laid to ornate sandstone chippings and the second tier is a level wooden decked area. The garden is fully enclosed by feather edge wood fencing.

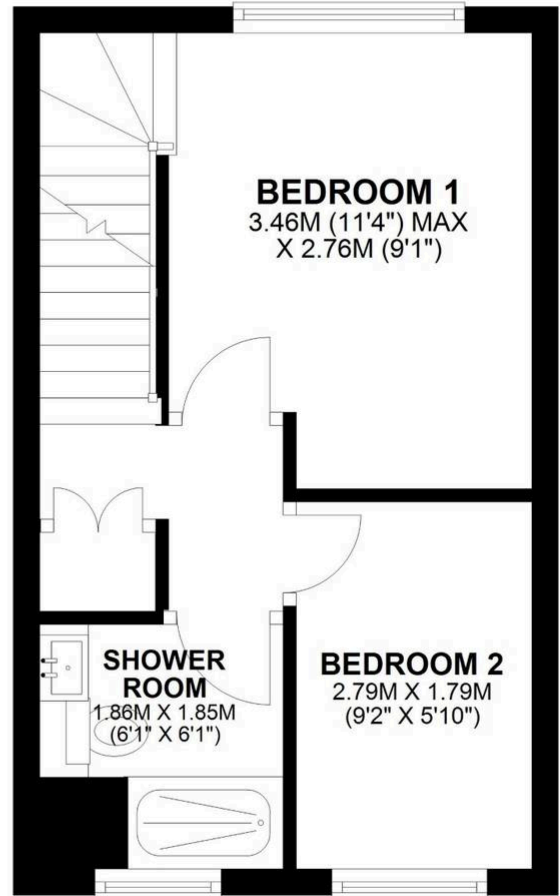




GROUND FLOOR



FIRST FLOOR



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