



## 19 Warren Close, Brackla

£148,500 Freehold

Mid Terrace Property, Unique & Spacious • NO ONGOING CHAIN • Spacious Open Plan Lounge/Diner • Modern Kitchen & Bathroom • Gallery Landing & High Vaulted Ceiling • One Double Bedroom With Two Storage Cupboards • Larger Than Average South Facing Rear Garden With Pergola Outdoor Shelter • Allocated Parking For One Vehicle • Ideal Purchase For First Time Buyers • Close To M4 Corridor, Local Amenities & Public Transport

**DanielMatthew**  
ESTATE AGENTS



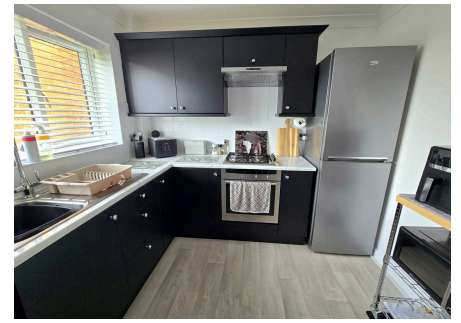
Unique 1-bed mid-terrace with gallery landing, vaulted ceiling, modern kitchen, large south-facing garden, parking, no chain, near M4 and amenities. Ideal for first-time buyers.

Council Tax band: B

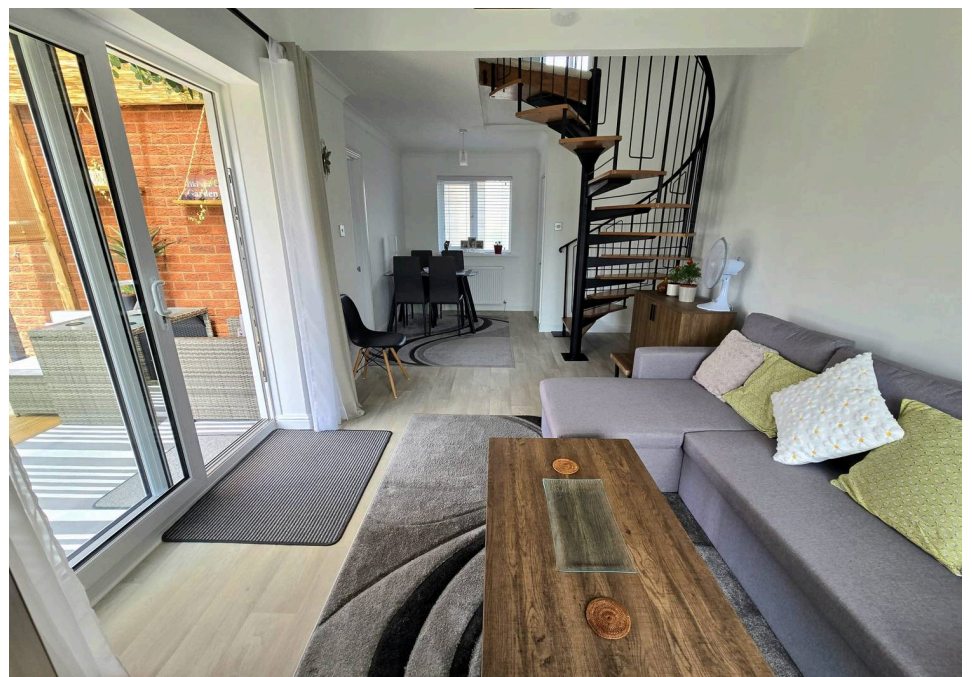
Tenure: Freehold

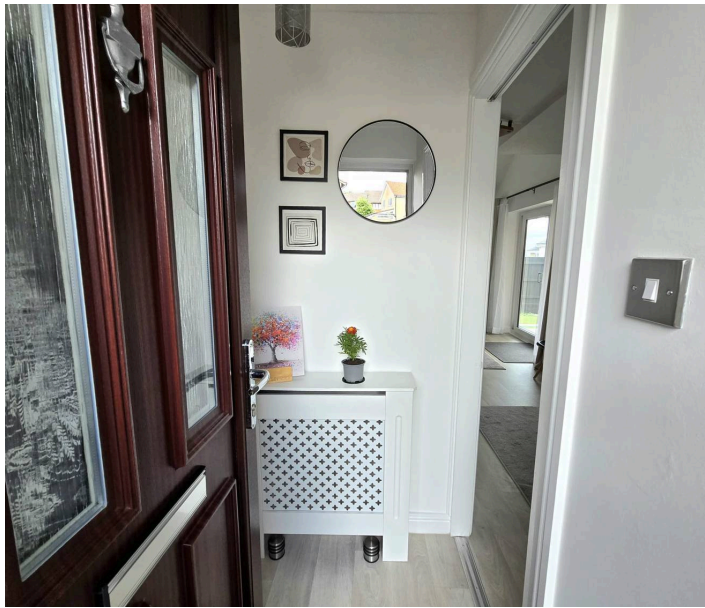
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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### Hallway

4' 8" x 3' 11" (1.42m x 1.19m)

Enter via UPVC double glazed obscured door, textured ceiling with coving, plastered walls, Grey Wood Grain Vinyl flooring, radiator, electric consumer unit, door leading into;-

### Open Plan Lounge/Diner

21' 9" x 10' 4" (6.63m x 3.15m)

Open Plan Living Space, perfect for entertaining, Two UPVC double glazed windows to front and side aspect, UPVC double glazed sliding doors leading to larger than average beautiful rear garden, textured ceiling with coving, plastered walls, Grey Wood Grain Vinyl flooring, two radiators. High vaulted ceiling, feature iron spiral staircase leading to first floor.



### Kitchen

8' 10" x 8' 10" (2.68m x 2.68m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plastered walls, Grey Wood Grain Vinyl flooring, a range of matching wall and base units with complimentary marble effect work tops, stainless steel sink with drainer and mixer tap, electric cooker with four ring gas hob and extractor fan, plumbing for washing machine, space for fridge/freezer, Wall mounted combi boiler (Installed 2021). Radiator.

### Landing

Beautiful Gallery Landing, textured ceiling with coving, plastered walls, fitted carpet, door leading into;-

### Bathroom





### **Landing**

Beautiful Gallery Landing, textured ceiling with coving, plastered walls, fitted carpet, door leading into;-

### **Bathroom**

7' 1" x 5' 7" (2.17m x 1.69m)

UPVC double glazed obscured window to front aspect, plastered ceiling with spot lights and extractor fan, tiled walls, tiled flooring, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit offering ample storage, P-Shaped panelled bath with mixer tap and mains overhead shower, heated towel rail.

### **Bedroom**

13' 3" x 8' 10" (4.03m x 2.68m)

UPVC double glazed window to side aspect with open aspect views over garden and far reaching horizon view of the Vale, textured ceiling with coving, plastered walls, fitted carpet, radiator, two built in storage cupboards, loft access.



## GARDEN

Front - Shared paved pathway. External gas & electric meter boxes. Rear - Larger than average South facing rear garden. Laid to lawn & artificial turf. Wood fenced boundaries. Access to lounge / dining room from garden. Water tap. Wooden pergola for outdoor use in all weathers.





**GROUND FLOOR**



**FIRST FLOOR**

