



96 Maes Talcen, Brackla

£220,000 Freehold

Extended 3-bed detached house with 2 reception rooms, modern kitchen, private drive and garage. Close to schools, transport, shops, and amenities. Ideal family home in a sought-after location.

Council Tax band: D

Tenure: Freehold

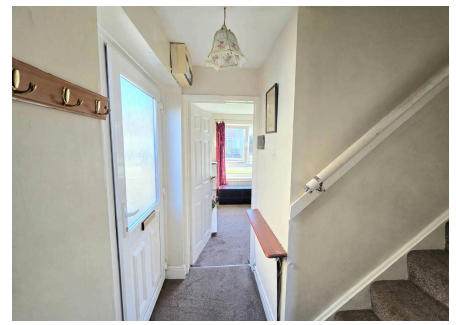
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

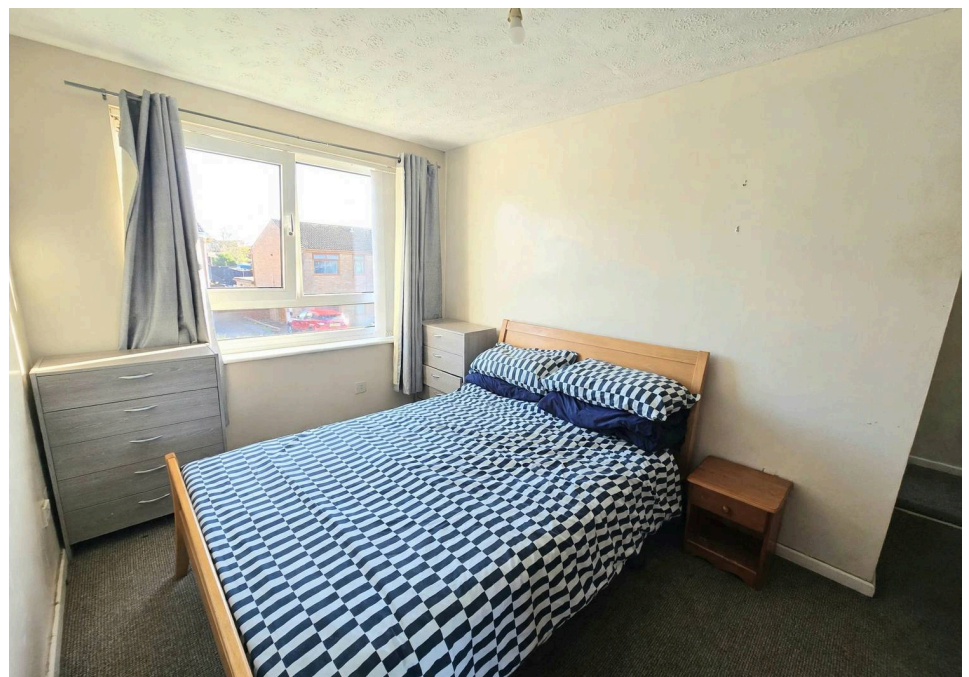
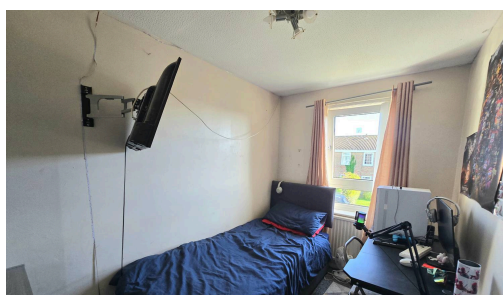
DanielMatthew
ESTATE AGENTS



Extended 3-bed detached house with 2 reception rooms, modern kitchen, private drive and garage. Close to schools, transport, shops, and amenities. Ideal family home in a sought-after location.



- › THREE BEDROOM EXTENDED DETACHED
- › TWO RECEPTION ROOMS
- › KITCHEN
- › THREE BEDROOMS AND FAMILY BATHROOM
- › DRIVE AND GARAGE
- › GARDEN TO FRONT AND REAR



ENTRANCE

Enter via side UPVC double glazed door, plain walls, textured ceiling, carpet flooring, radiator and access to ground floor rooms and staircase access.

LOUNGE

14' 5" x 8' 9" (4.40m x 2.66m)

Two UPVC double glazed windows to front aspect, plain and papered walls, textured ceiling, radiator, carpet flooring and feature fire.

KITCHEN

13' 3" x 10' 1" (4.05m x 3.08m)

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

DINING ROOM/SECOND RECEPTION ROOM

14' 3" x 9' 2" (4.35m x 2.79m)

Rear UPVC double glazed window to rear aspect, plain walls, textured ceiling, radiator, carpet flooring and a perfect second reception room.

LANDING

Landing with access to first floor rooms.

BEDROOM ONE

11' 8" x 7' 9" (3.56m x 2.37m)

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

BEDROOM TWO

10' 0" x 7' 9" (3.05m x 2.36m)

UPVC double glazed window, plain walls, textured ceiling, storage cupboard, radiator, carpet flooring.

BEDROOM THREE

9' 0" x 6' 0" (2.75m x 1.84m)

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

BATHROOM

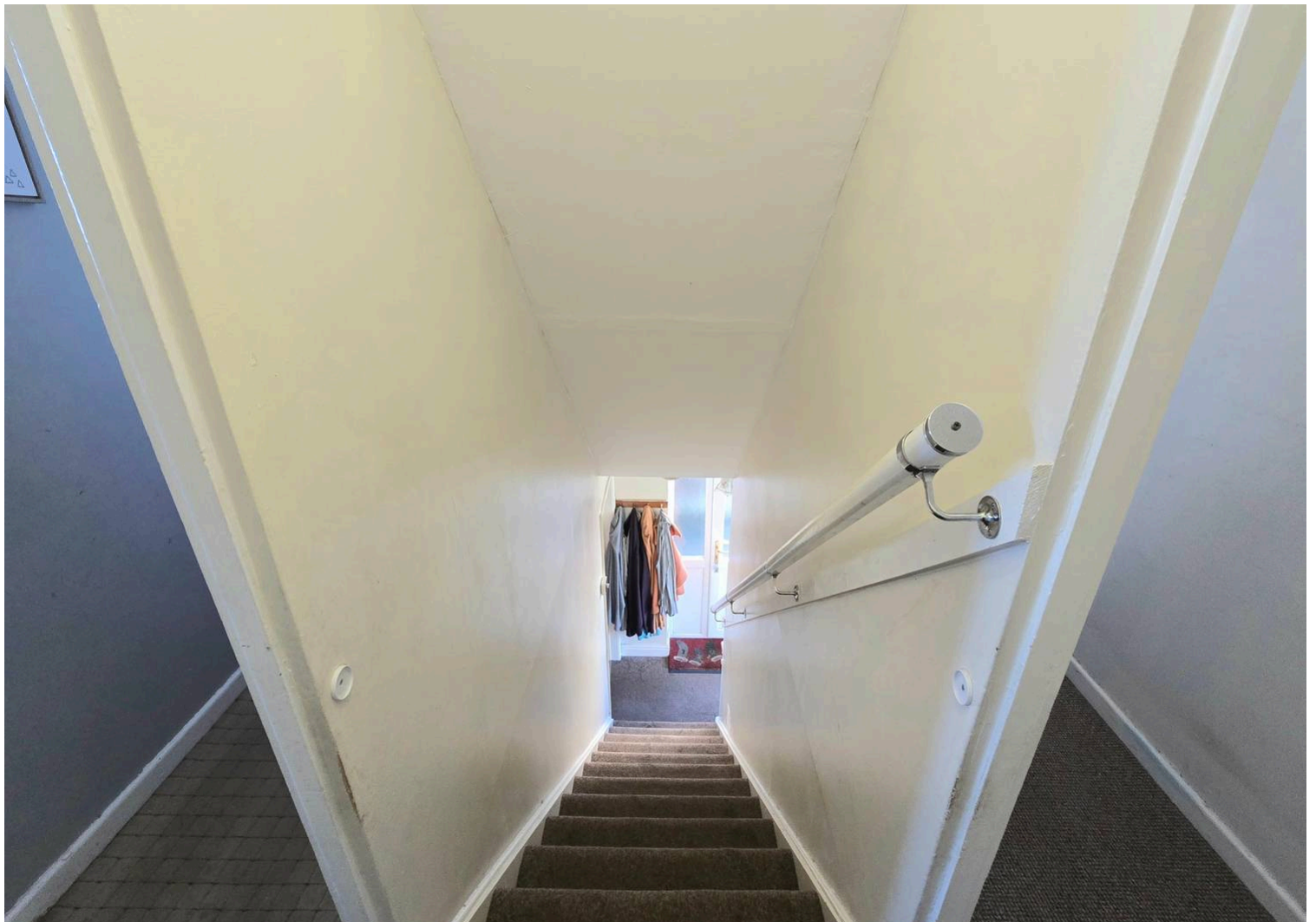
6' 2" x 5' 10" (1.89m x 1.78m)

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



GARDEN

Enclosed garden with a laid to patio, path leading to the top hard stand, laid to lawn, wall boundary and gate access to the drive.



GROUND FLOOR



FIRST FLOOR

