



25 Hedgemoor, Brackla

£169,950 Freehold

A deceptively spacious two bedroom mid link property • Nestled within a quiet cul-de-sac with generous off road parking • An ideal purchase for first time buyers • Available to purchase with no ongoing chain • Modern fitted kitchen and bathroom • Recently upgraded UPVC double glazing throughout and gas combination boiler • Both bedrooms benefitting from built in wardrobe storage • Generous and enclosed landscaped rear garden • Conveniently situated close to local transport links, Jct 35 of the M4 and the local amenities found on the Brackla Triangle shopping precinct

DanielMatthew
ESTATE AGENTS



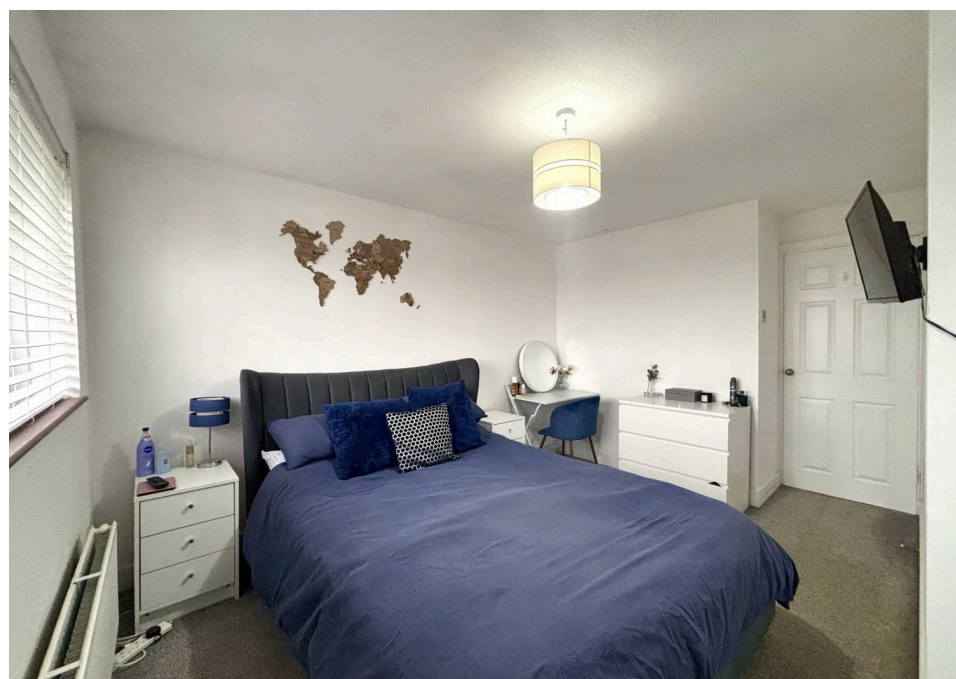
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Council Tax band: B
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Hall

The property is entered via a UPVC and glazed panel door into the entrance hallway. The space benefits from practical tile flooring, has a fixed staircase leading to the first floor accommodation and a modern full glazed doorway leads into the lounge/diner.

Lounge/Dining area

The bright and spacious lounge/diner offers a modern UPVC double glazed window to the front, a focal feature electric fireplace to one wall, laminate wood flooring and extends into the recessed area beneath the stairs.

Kitchen

7' 0" x 11' 9" (2.13m x 3.59m)

The country cottage/rustic themed kitchen offers a matching range of contemporary base, wall and display units, all complimented by a butcher block effect laminated worksurface. The kitchen provides an integrated electric oven with a four burner gas hob, a stainless steel sink unit positioned below the modern UPVC double glazed window, provides space for a washing machine and fridge/freezer and has a matching breakfast var area with over head shelving storage. The room further benefits from practical tiled flooring and a UPVC glazed rear door giving access to the garden.



Bedroom One

9' 3" x 12' 0" (2.81m x 3.67m)

The spacious first double bedroom features a large UPVC double glazed window to the front, enjoying enviable far ranging views. The room benefits from fitted carpet flooring and built in wardrobe storage enclosed by sliding mirrored doors.

Bedroom Two

11' 3" x 6' 8" (3.43m x 2.02m)

This comfortable second double bedroom offers a UPVC double glazed window to the rear, fitted carpet flooring and features built in wardrobe storage enclosed by sliding mirrored and solid doors.

Bathroom

7' 11" x 4' 10" (2.42m x 1.47m)

The recently upgraded bathroom now offers a stylish fitted white three piece suite comprising; panel bath with over bath rainfall shower and glazed shower screen, a vanity wash hand basin with cupboard storage below, a wall mounted backlit mirror positioned above the vanity sink and a low level WC. The room has full tiling to all walls, tile effect vinyl flooring and an obscure UPVC double glazed window to the rear.

Front Garden

The main frontage of the property is dedicated to a generous driveway, providing off road, tandem parking for two/three vehicles. One area of the driveway is laid to sandstone chippings, with the remaining area laid to a crazy paving slabs.

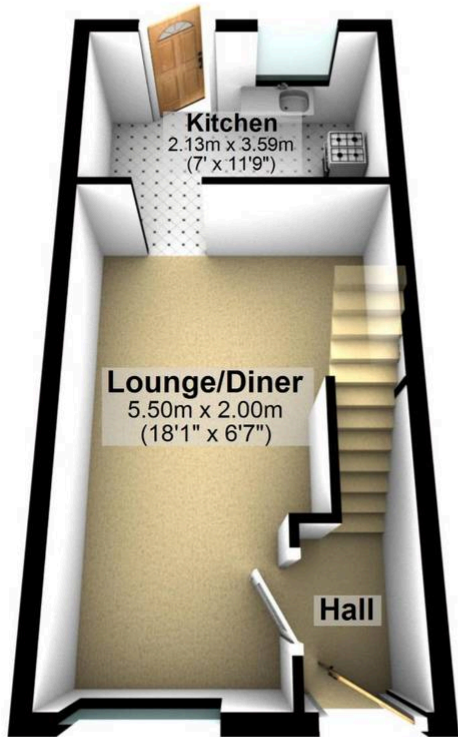
Rear Garden

The recently landscaped rear garden is set into three main areas to enjoy. There is a brick pavia patio space adjacent to the rear door, with stone steps to one side leading to a gently sloped lawned area. At the rear of the garden, a level sandstone chipping area offers a second entertainment space to enjoy. The garden further benefits from recently installed fencing to one side.

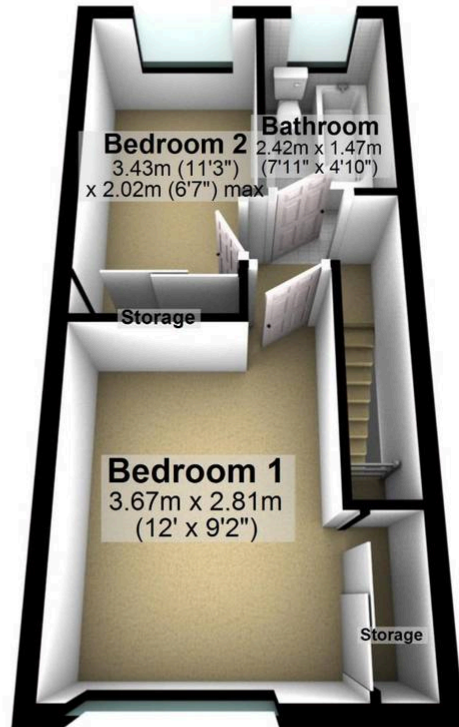




Ground Floor



First Floor



You can include any text here. The text can be modified upon generating your brochure.