

19 Briary Way, Brackla

£475,000 Freehold

An impressive four bedroom executive detached family home • Available to purchase with no ongoing chain • All windows and external doors upgraded and replaced three years ago • Spacious and versatile living space, offering three reception rooms, a conservatory extension and large open plan kitchen/breakfast room • Four double sized bedrooms, three with fitted wardrobe storage • Master bedroom with private en-suite bathroom • Separate utility room with access to the garden and garage • An attached double garage with an extra workshop space to the rear and direct pedestrian access to the rear garden • A beautiful landscaped rear garden offering various entertainment/seating spaces and benefitting from a natural water feature • Driveway off road parking for two/three vehicles ahead of the attached double garage

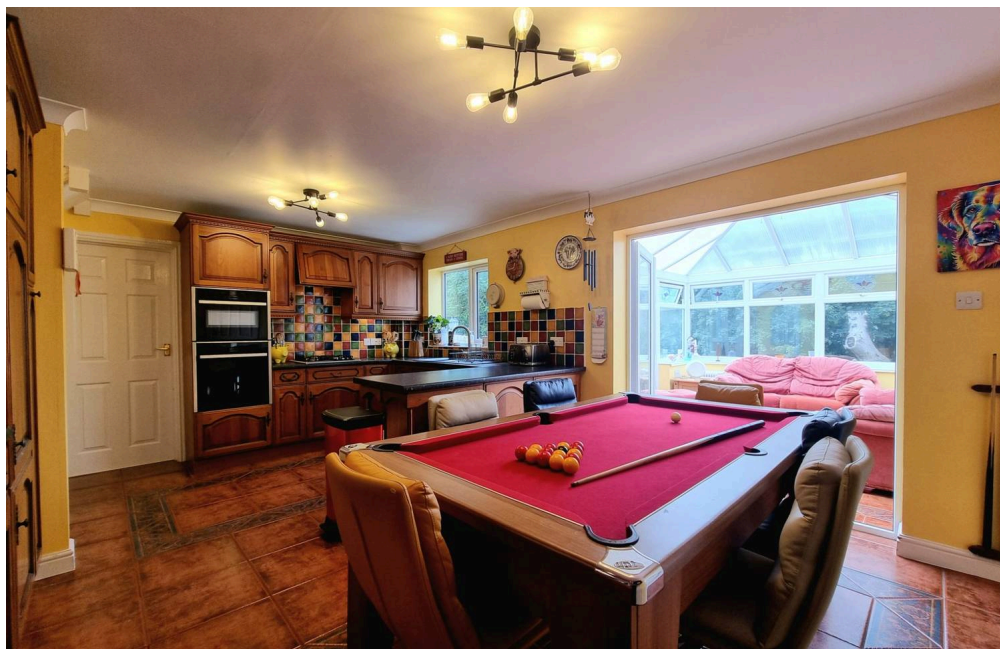
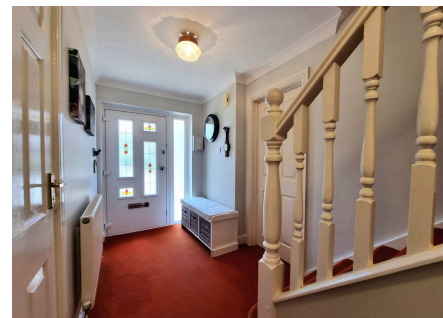
DanielMatthew
ESTATE AGENTS



Council Tax band: F

Tenure: Freehold

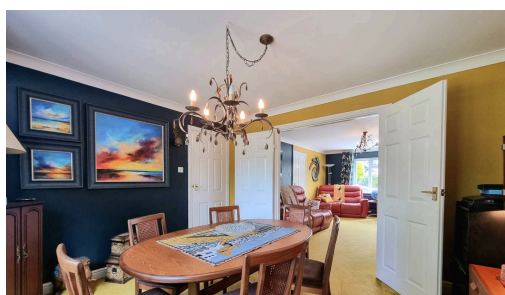
- An impressive four bedroom executive detached family home
- UPVC windows and external doors to the main property upgraded three years ago
- Available to purchase with no ongoing chain
- Spacious and versatile living space, offering three reception rooms, a conservatory extension and large open plan kitchen/breakfast room
- Four double sized bedrooms, three with fitted wardrobe storage
- Master bedroom with private en-suite bathroom
- Separate utility room with access to the garden and garage
- An attached double garage with an extra workshop space to the rear and direct pedestrian access to the rear garden
- A beautiful landscaped rear garden offering various entertainment/seating spaces and benefitting from a natural water feature
- Driveway off road parking for two/three vehicles ahead of the attached double garage



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EPC: TBC





Hallway

The property is entered via a modern composite and ornate glazed panel door, into the light and inviting entrance hallway. The hallway features fitted carpet flooring, with a fixed staircase rising to the first floor accommodation and doorways leading to the lounge, study, kitchen/breakfast room and WC.

Lounge

17' 3" x 12' 5" (5.26m x 3.79m)

The bright and spacious lounge benefits from a large UPVC double glazed window to the front, fitted carpet flooring, an ornate feature electric fireplace with sandstone surround and wooden double doors to the rear opening into the dining room.

Dining Area

10' 11" x 12' 5" (3.33m x 3.79m)

The dining area is conveniently positioned next to the kitchen/breakfast room. There is a large UPVC double glazed window to the rear and a continuation of the fitted carpet flooring as the lounge.

Kitchen/Breakfast room

13' 0" x 18' 1" (3.95m x 5.50m)

The open plan kitchen/breakfast room extends across the rear of the property and has been fitted with an abundance of solid wood base, display and wall mounted units, with a fitted wine rack and laminated worksurface over. The kitchen offers an integrated fridge/freezer, integrated dishwasher, an eye level double oven, a composite sink unit positioned below a UPVC double glazed window and a four burner gas hob with extractor hood above. The room benefits from full ceramic tiled flooring that extends into the conservatory extension and separate utility room.



Conservatory

12' 3" x 11' 2" (3.73m x 3.40m)

A traditional UPVC double glazed conservatory extension, featuring a polycarbonate pitched roof, ornate decorative stained glass ventilation windows, double doors to one side providing access to the garden and ceramic tiled flooring.

Utility room

9' 6" x 6' 11" (2.89m x 2.10m)

The utility room has a continuation of the same ceramic tiled flooring as the kitchen/breakfast room, with one wall fitted with matching base units as the kitchen. The room offers one internal door leading into the attached garage and a rear pedestrian door, flanked by a UPVC window giving access to the rear garden.

Study

8' 6" x 9' 10" (2.60m x 2.99m)

The second front reception room is currently used as a well proportioned home office, benefitting from fitted carpet flooring and a UPVC double glazed window to the front. The versatile room lends itself for a variety of uses, from a child's playroom, small gym space or second living area.

WC

The ground floor WC has been fitted with a two piece suite comprising; vanity wash hand basin with built in cupboard storage below and low level WC. There is half height tiling to all walls and an obscured UPVC double glazed window to the front.

Landing

The staircase and landing area has a continuation of the fitted carpet flooring as the hallway and gives access to all four bedrooms, the shared bathroom and a generous airing storage cupboard.



Bedroom One

15' 9" x 12' 5" (4.81m x 3.79m)

The spacious Master bedroom is located to the front of the property, with a large UPVC double glazed window overlooking to quiet close. There is an abundance of fitted wardrobe storage with matching vanity units, fitted carpet flooring and a doorway giving access to the private en-suite bathroom.

En-suite

5' 4" x 8' 8" (1.62m x 2.64m)

The private en-suite bathroom has been fitted with a four piece suite comprising; panel bath with over bath electric shower, vanity wash hand basin with cupboard storage below, low level WC and separate bidet. There is an obscure UPVC double glazed window to the front, full height tiling surrounding the bath area and fitted carpet flooring.

Bedroom Two

12' 4" x 12' 5" (3.77m x 3.79m)

Bedroom two is located to the rear of the property, with a UPVC double glazed window enjoying views over the garden. The room features fitted wardrobe and over head storage and fitted carpet flooring.

Bedroom Three

12' 0" x 5' 8" (3.66m x 1.72m)

Bedroom three is located to the rear of the property, with a UPVC double glazed window enjoying views over the garden. The room features fitted carpet flooring and built in wardrobe storage enclosed by full height mirrored sliding doors.

Bedroom Four

5' 8" x 11' 2" (1.72m x 3.41m)

The forth bedroom is located to the front of the property, with a UPVC double glazed window offering views over the quiet close. The room benefits from fitted carpet flooring and provides a useful recessed alcove to one wall, ideal for positioning free standing wardrobe furniture.

Bathroom

6' 7" x 8' 8" (2.00m x 2.64m)

The shared bathroom has been fitted with a three piece suite comprising; panel bath with over bath electric shower and a glazed shower screen, low level WC and a pedestal wash hand basin. There is full height tiling surrounding the bath area, an obscure UPVC double glazed



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Front Garden

The property occupies a generous plot, with a low maintenance frontage providing natural division between the road side and the front door. The garden is mainly laid to ornate sandstone chippings, with paved pathways and mature shrubs and trees.

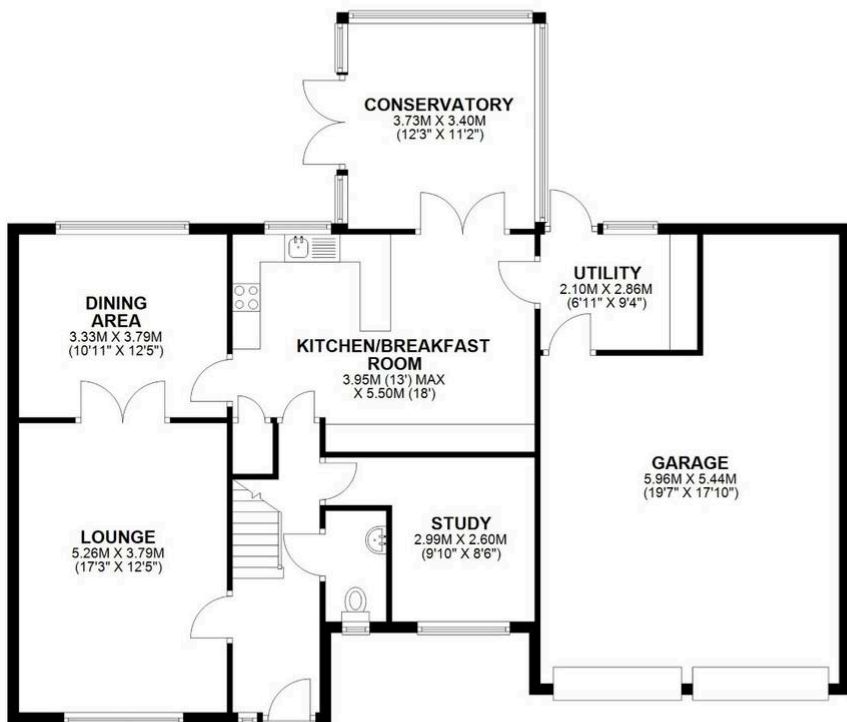
Rear Garden

The private enclosed rear garden has been meticulously maintained, offering a variety of entertainment spaces over two tiers and a quaint self built bridge, leading over a shallow babbling brook onto a woodland bank area. The main garden area is laid to artificial grass for low maintenance and the garden can be accessed direct from the garage, utility area and via a side wooden gate.





GROUND FLOOR



FIRST FLOOR

