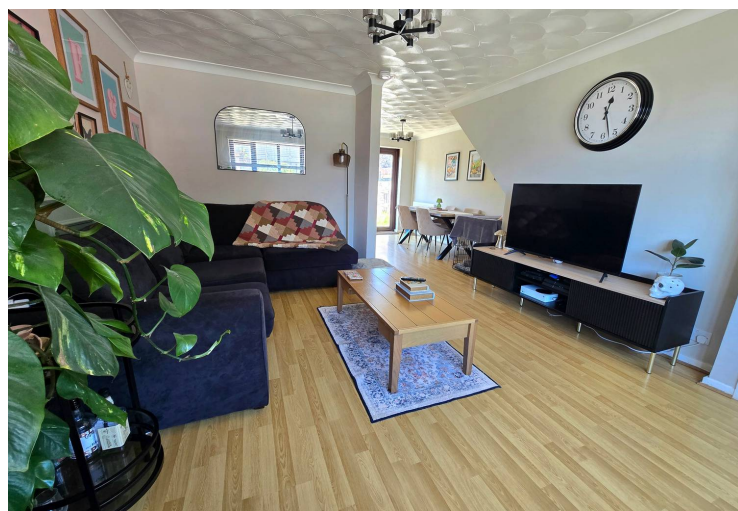




12 Ashbrook, Brackla

£205,000 Freehold

Semi Detached Property, Situated In The Popular Brackla Location • Three Bedrooms • Lounge Opening To Dining Area, French Doors Leading Out To Rear Garden • Fitted Kitchen • Family Bathroom • Driveway For Three Vehicles To Side Of Property • Cul-De-Sac Location • Easy Access To M4 Corridor • Walking Distance To Local Amenities, Shops & Schools • Viewing's Are Highly Recommended, Please Call Our Office Today

DanielMatthew
ESTATE AGENTS



Three bedroom semi detached in quiet cul-de-sac. Open plan lounge diner, fitted kitchen, driveway for three cars, enclosed garden. Close to shops, schools, M4. Ideal for families or first time buyers.

Council Tax band: C

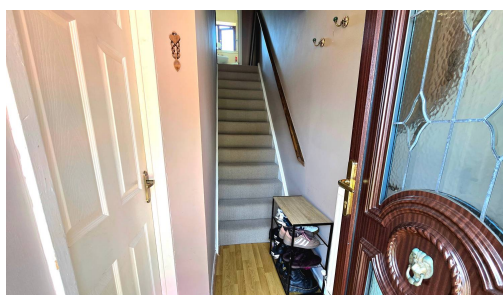
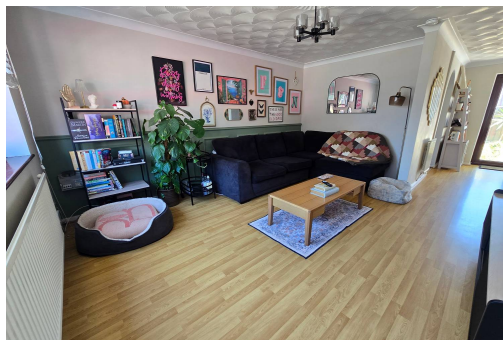
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Semi Detached Property, Situated In The Popular Brackla Location
- Three Bedrooms
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Hallway

Enter via UPVC double glazed obscured door into Hallway, textured ceiling, plastered walls, laminate flooring, staircase leading to first floor, radiator, door leading into;-

Lounge

15' 0" x 12' 3" (4.57m x 3.74m)

UPVC double glazed window to front aspect, textured ceiling with coving, plastered walls with one feature panelled wall, laminate flooring, radiator, electric consumer unit, open plan into dining area.

Dining Area

14' 3" x 7' 7" (4.34m x 2.32m)

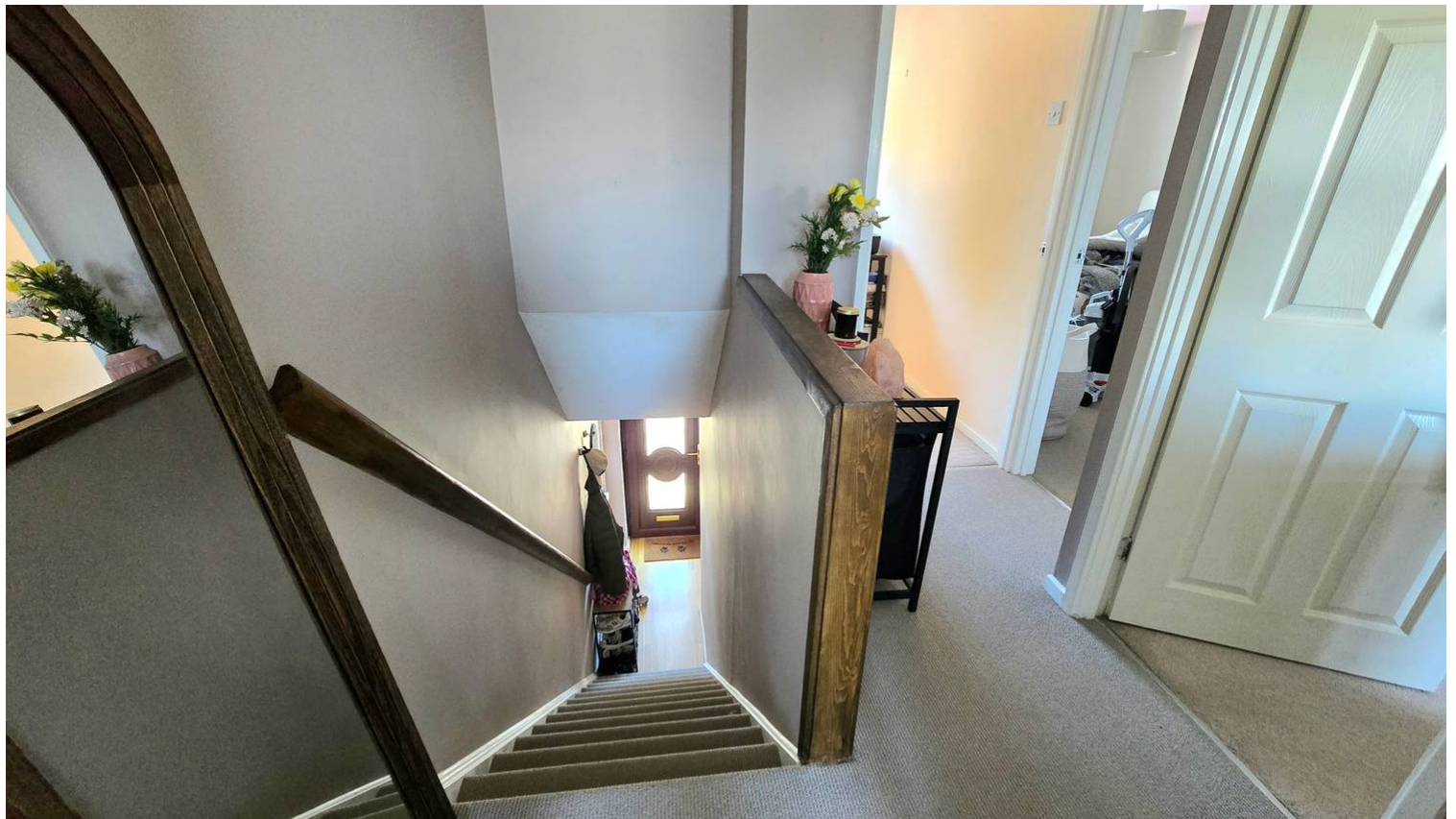
UPVC double glazed French doors leading to enclosed rear garden, textured ceiling with coving, plastered walls, laminate flooring, two radiators, archway leading into Kitchen, An ideal space for entertaining family/friends.



Kitchen

8' 10" x 7' 7" (2.70m x 2.32m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, tiled splashback, tiled effect laminate flooring, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, electric cooker with four ring gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine and integrated dishwasher(not in working order), gas boiler.



Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

UPVC double glazed window to rear aspect, plastered ceiling with spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and overhead mains shower, chrome heated towel rail.

Bedroom One

13' 1" x 8' 2" (4.00m x 2.50m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls with one featured panelled wall, newly fitted carpet, radiator.

Bedroom Two

10' 9" x 8' 0" (3.27m x 2.45m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, fitted carpet, radiator, double fitted wardrobe.

Bedroom Three

10' 2" x 7' 2" (3.10m x 2.19m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet radiator, storage cupboard.

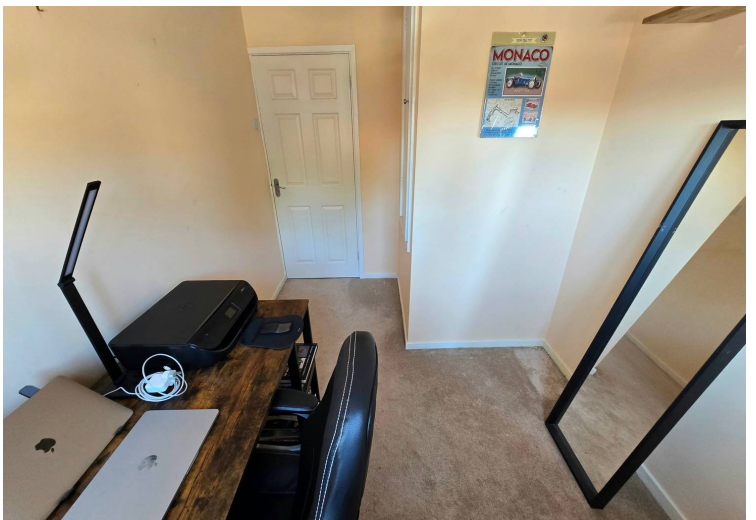
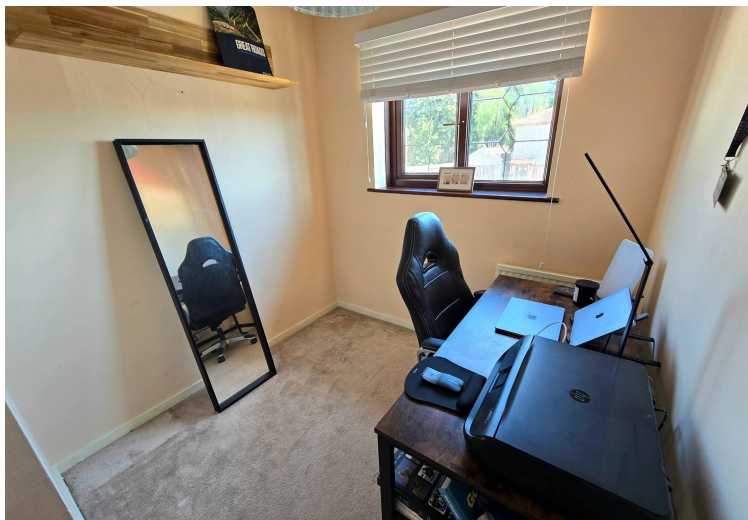
Front Garden

Driveway to the left of the property offering parking for up to three vehicles, Side gate access to enclosed rear garden, pathway and step leading up to front door, situated at the top of the cul-de-sac.

Rear Garden

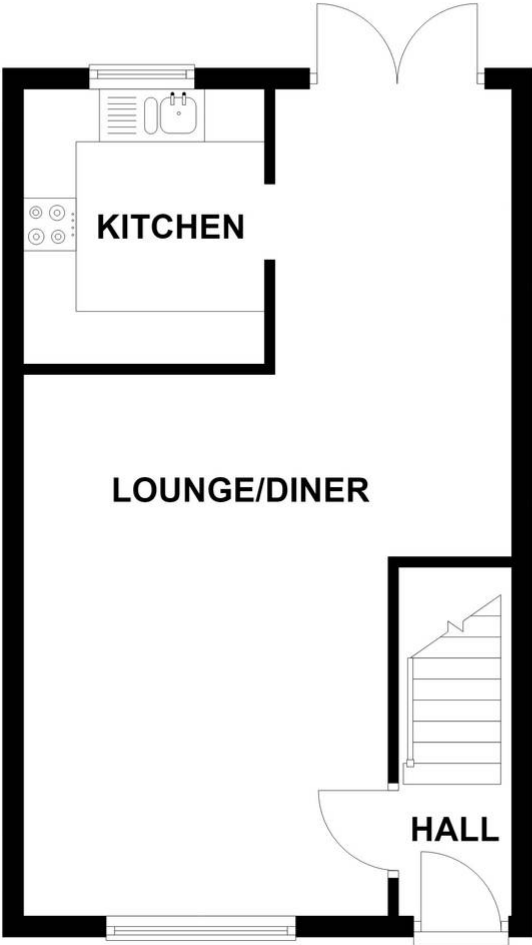
Brick and fenced boundaries, side gate access to driveway and front of property, steps leading down to a patio area, mostly laid to lawn with mature shrubs.







GROUND FLOOR



FIRST FLOOR

