



## 5 The Hollies, Brackla

£189,950 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

**DanielMatthew**  
ESTATE AGENTS



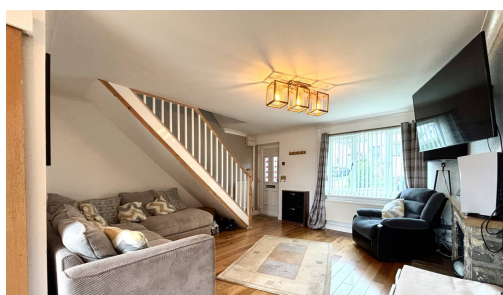
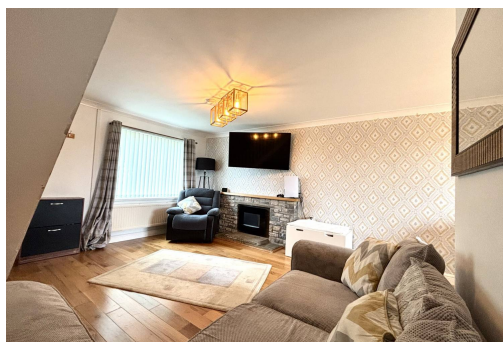
Tucked away in a peaceful Brackla cul-de-sac, this spacious two bedroom semi detached house is a fantastic find for first time buyers or investors looking to add a quality property to their growing portfolio.

Step inside to discover a bright open plan lounge and dining area, with solid engineered wood flooring creating a stylish yet welcoming space for relaxing or entertaining. The modern fitted kitchen is both practical and sleek, while the contemporary bathroom boasts a desirable over bath rainfall shower for that touch of everyday luxury. The main bedroom features built-in wardrobe storage, making organisation a breeze. A modern gas combination boiler ensures comfort and efficiency throughout the year.

Outside, the property enjoys a generous enclosed rear garden that's perfect for summer barbeques, playtime, or simply unwinding. Half height wood double gates across the driveway provide privacy and security, while the driveway itself offers off road parking for two or three vehicles ahead of a detached garage.



- › A spacious two bedroom semi detached house
- › Offering an ideal purchase for First Time Buyers or Investors
- › Situated in a quiet cul-de-sac within Brackla
- › Solid engineered wood flooring to the lounge/diner
- › Modern fitted kitchen and bathroom
- › Generous enclosed rear garden
- › Driveway off road parking for two/three vehicles ahead of a detached garage
- › Within walking distance to local amenities, play park and reputable schools
- › Convenient commuter access to Jct 35 of the M1



### **Lounge/Diner**

21' 11" x 14' 0" (6.68m x 4.26m)

The property is entered via a UPVC and double glazed panelled door into an light and spacious open plan lounge/diner, with a UPVC double glazed window to the front. The staircase beyond the front door is fitted with carpet flooring and provides access to the first floor accommodation. The room is fitted with engineered wood flooring, which extends into the dining space and ends at the UPVC double glazed sliding patio doors to the rear. The lounge further benefits from an original stone fire surround, complimented by a wooden mantle that houses a modern electric feature fire. From the dining area, a farmhouse style sliding door gives access to the kitchen.

### **Kitchen**

7' 0" x 6' 8" (2.14m x 2.04m)

The kitchen has been fitted with with a matching range of contemporary base and wall mounted units, with complimenting laminated wood worktops, a ceramic sink unit with swan neck mixer shower tap, integrated fridge/freezer and an integrated electric oven with four burner electric hob. The room offers space and plumbing for a washing machine, contemporary splashback tiling, laminate wood flooring and benefits from a large UPVC double glazed window to the rear.

### **Landing**

To the first floor, the landing benefits from a continuation of the same fitted carpet flooring as the stairs and gives access to both bedrooms and the shared bathroom.

### **Bedroom One**

9' 11" x 6' 7" (3.03m x 2.00m)

The front spacious double bedroom benefits from fitted carpet flooring, a large UPVC double glazed window to the front and built in wardrobe storage via sliding wardrobe doors. There is a further built in store cupboard occupying over the bulk head of the stairs providing additional shelving storage.

### **Bedroom Two**

11' 8" x 7' 10" (3.56m x 2.39m)

The spacious second double bedroom benefits from fitted carpet flooring and a UPVC double glazed window window to the rear enjoying far ranging views.

### **Bathroom**

6' 4" x 5' 10" (1.93m x 1.78m)

The contemporary fitted bathroom has been fitted with a white three piece suite comprising; P-shaped panel bath with over bath rainfall shower, a vanity wash hand basin with cupboard storage below and a low level WC with matching built in cistern. The room features ornate splashback tiling, a wall mounted back lit mirror, a UPVC double glazed obscure window to the rear and vinyl fitted flooring.



### **FRONT GARDEN**

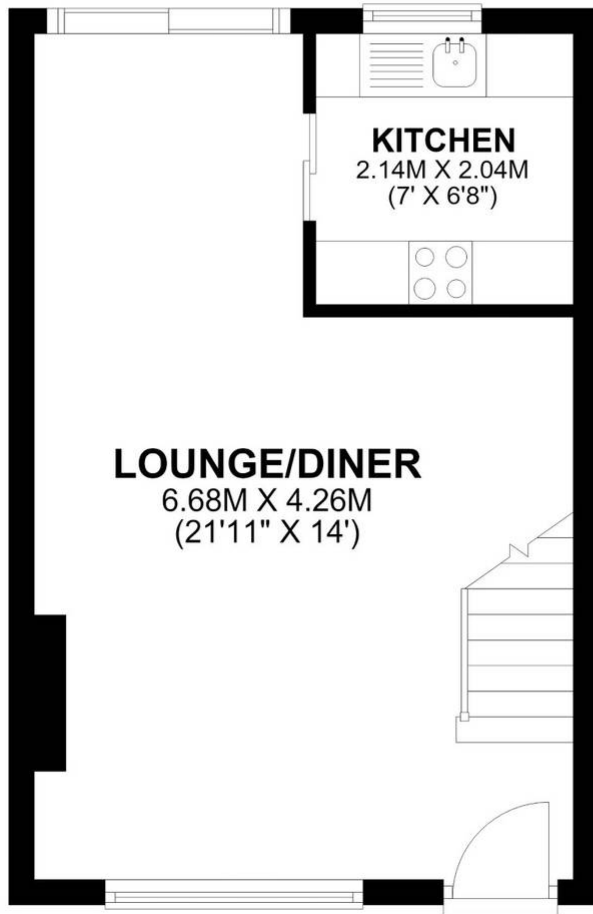
The property benefits from being set back from the roadside, with a generous lawned garden to the front.

### **REAR GARDEN**

The private enclosed rear garden continues from the driveway, with a level paved patio area for entertaining, accessed via a fixed set of steps leading down from the sliding patio doors. Beyond the patio area, the lawned garden gently slopes down to the rear boundary and back behind the garage.



## GROUND FLOOR



## FIRST FLOOR

