



7 Cae Perllan, Brackla

£189,950 Freehold

THREE BEDROOM PROPERTY • KITCHEN/BREAKFAST ROOM • LOUNGE • SECOND RECEPTION ROOM • BATHROOM • DRIVE AND LANDSCAPED GARDEN • CLOSE TO LOCAL SCHOOL CATCHEMENTS AND M4 ACCESS • LOCATED AT THE TOP OF A CUL DE SAC



Three-bedroom terraced home in a quiet cul de sac, ideal for families. Features two receptions, kitchen/breakfast room, top school catchment, M4 access, and local amenities nearby.

Council Tax band: C

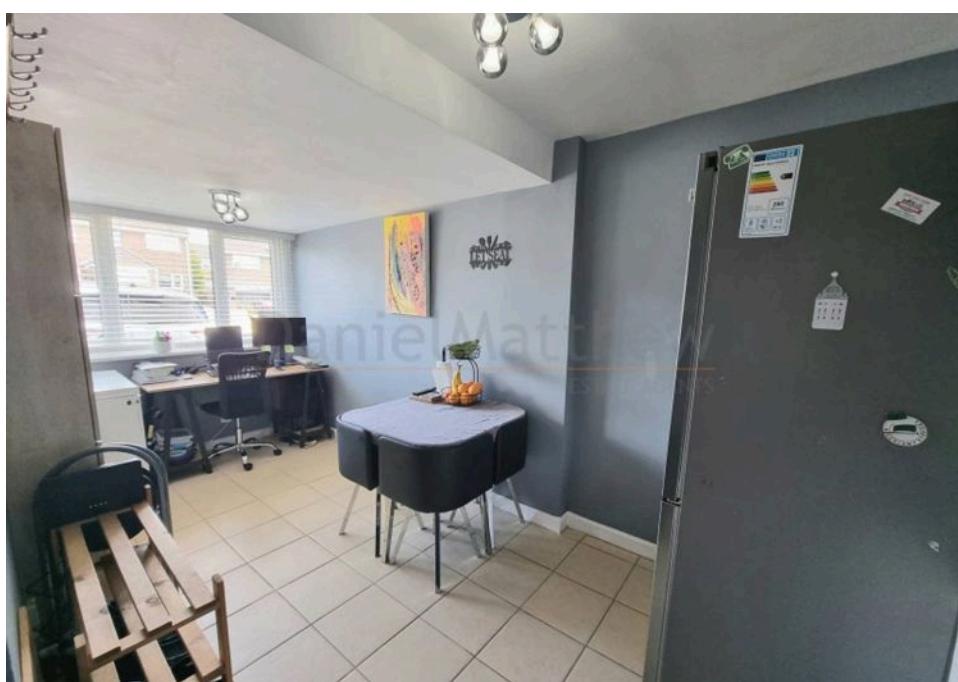
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Kitchen

16' 2" x 11' 5" (4.93m x 3.48m)

UPVC double glazed window and door to front aspect, Range of matching wall and base units with complimentary work surfaces, stainless steel sink with mixer tap, space for a washing machine, gas hob and electric oven with extractor over, tile flooring, plain walls and radiator.

Lounge

16' 1" x 18' 0" (4.90m x 5.49m)

UPVC double glazed window and french doors to rear aspect, plain walls, textured ceiling, laminate flooring and radiator.

Second Reception Room

15' 1" x 7' 0" (4.60m x 2.14m)

Garage conversion is a versatile second reception room with a UPVC double glazed window to front aspect, plain walls, textured ceiling, tile flooring and radiator.

Landing

Landing with double storage cupboard, plain walls, textured ceiling, carpet flooring, attic hatch and access to first floor rooms.

Bedroom One

12' 3" x 9' 6" (3.73m x 2.89m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Bedroom Two

8' 10" x 8' 5" (2.68m x 2.56m)

UPVC double glazed window to rear aspect, storage cupboard, plain walls, textured ceiling, carpet flooring and radiator.

Bedroom Three

9' 3" x 6' 3" (2.83m x 1.91m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring and radiator.

Bathroom

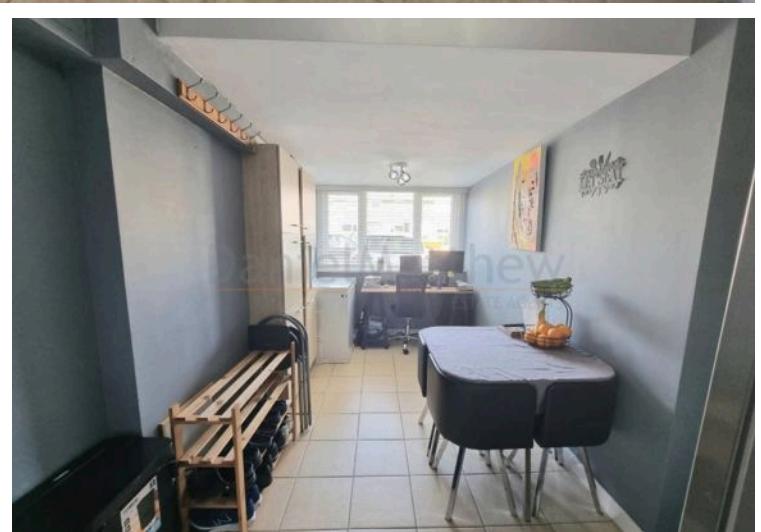
6' 9" x 5' 3" (2.05m x 1.61m)

UPVC double glazed window to rear aspect, Three piece suite comprising panel bath with shower over, side glass screen, pedestal wash hand basin, low level WC, tile walls, textured ceiling, tile flooring and radiator.

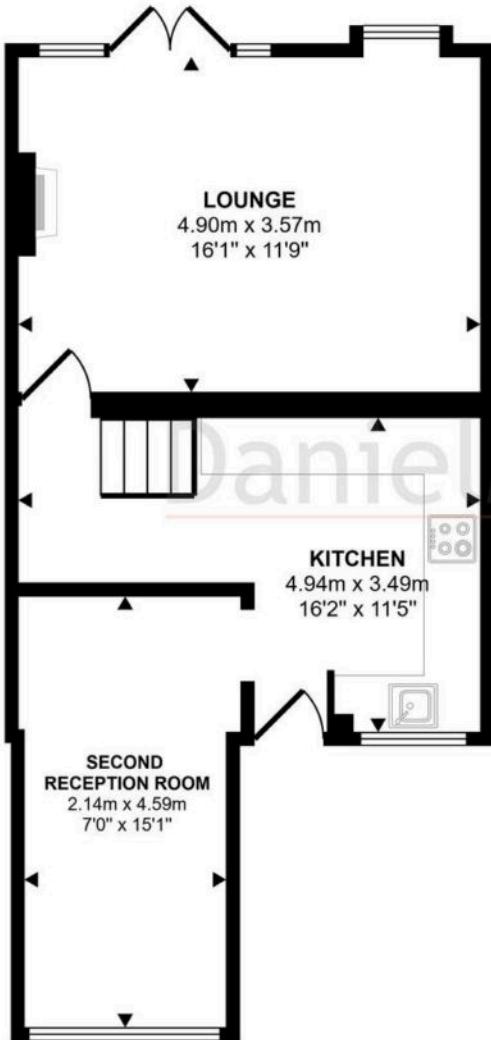
Garden

FRONT- Drive parking with decorative stones, area for recycling and access to rheia front of the property. REAR- Beautiful garden with fence boundary, laid to patio, laid to lawn, decorative stones and landscaped laid to patio with pergola which is a perfect area for relaxing and entertaining.





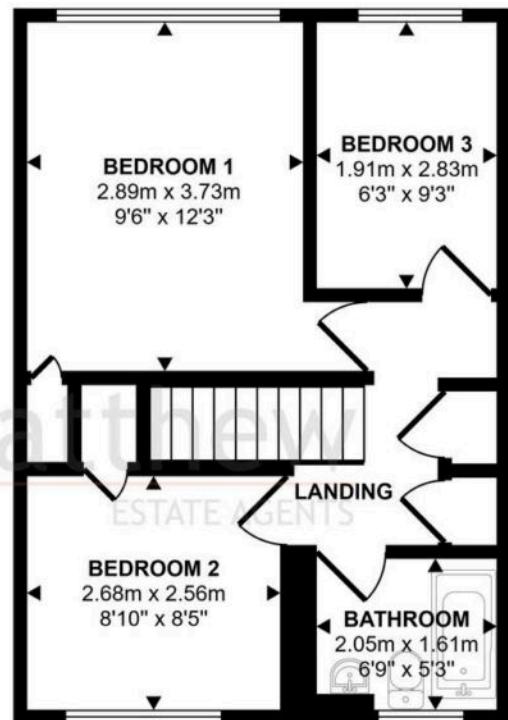
Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor

Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 37 sq m / 399 sq ft

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