



31 Brackla Way, Brackla

£169,950 Freehold

*** NEW PRICE *** • TWO DOUBLE BEDROOM END TERRACE WITH GARAGE • LONGE / DINER OVERLOOKING THE GARDEN • FAMILY BATHROOM WITH SHOWER • BEAUTIFUL GARDEN TO FRONT AND REAR • LOCATED IN THE POPULAR ESTATE OF BRACKLA • GARAGE WITH ALLOCATED PARKING SPACE • CLOSE TO SHOPS, PLAYING FIELDS & SCHOOLS • EASY ACCESS TO M4 JUNCTION 35 & 36 • IDEAL FOR INVESTMENT OR FIRST TIME BUYER



Modern two-bed end terrace with garage & beautiful gardens in Brackla. Hallway with bespoke storage, kitchen, lounge/diner with garden view. Two double bedrooms, family bath. Garage, allocated parking, rear garden with pagoda. Near amenities, transport, school catchments. Call now!

Council Tax band: B

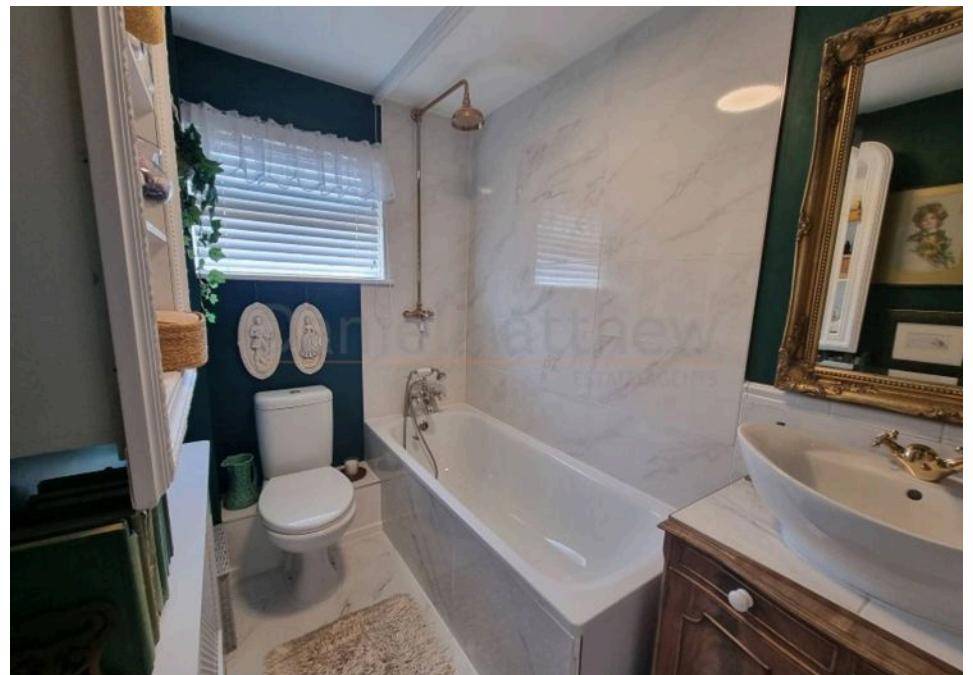
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Hallway

Enter via front door into hallway where there is a beautiful tile floor, bespoke storage, plain walls, textured ceiling and doors leading to the ground floor rooms.

Kitchen

9' 4" x 9' 0" (2.85m x 2.74m)

UPVC double glazed window to front aspect, Range of wall and base units with complimentary worktops, tile splash back and papered walls, space for a cooker, space for upright fridge/freezer and washing machine, composite sink over looks the lovely front garden and white with a grey marble effect complimentary floor.



Lounge

18' 9" x 13' 2" (5.72m x 4.01m)

Lounge with a double glazed door to rear aspect accessing the beautiful garden, plain walls, textured ceiling, laminate flooring, radiator and staircase access to the first floor.

Landing

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



Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m)

Bright and spacious double bedroom with a front UPVC double glazed window, storage cupboard, plain walls, textured ceiling, carpet flooring and radiator.

Bedroom Two

12' 4" x 6' 9" (3.76m x 2.06m)

Second double bedroom with a front UPVC double glazed window, plain walls, textured ceiling, carpet flooring and radiator.

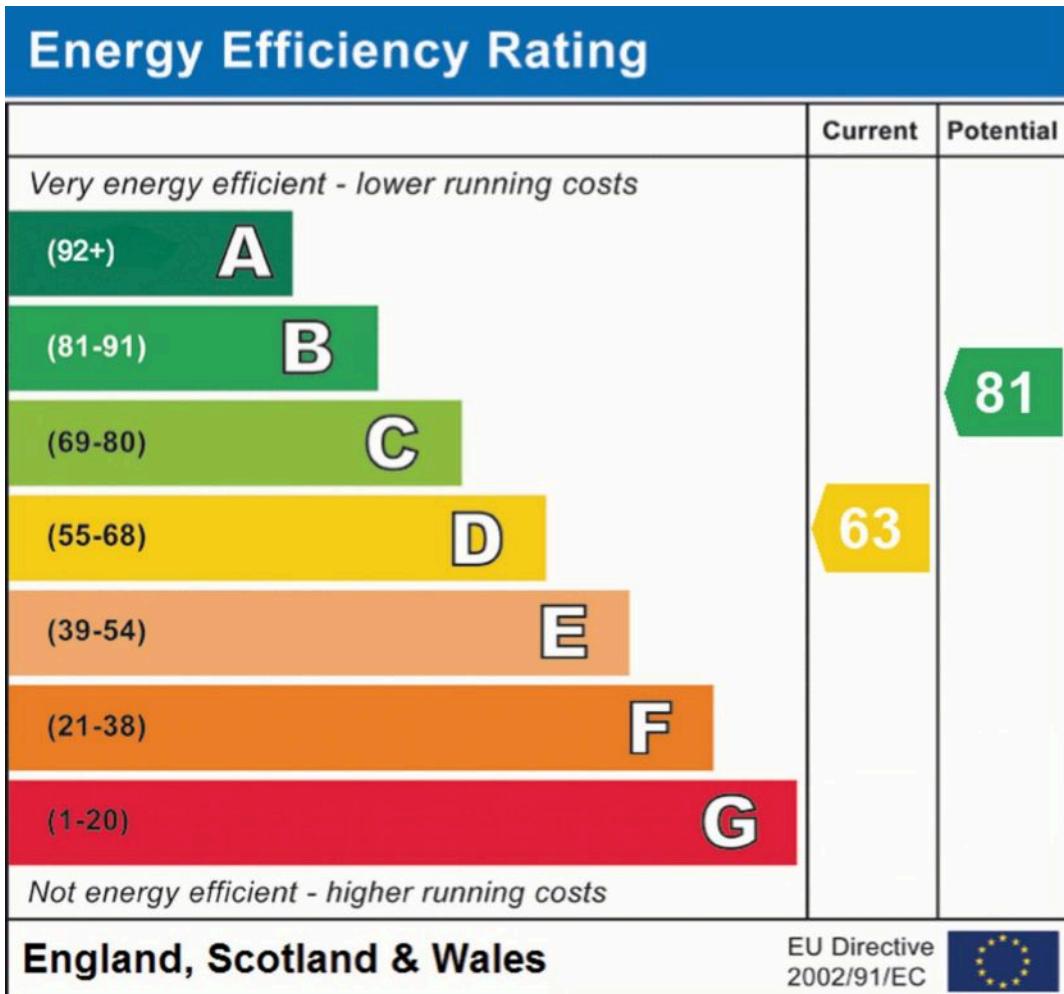
Bathroom

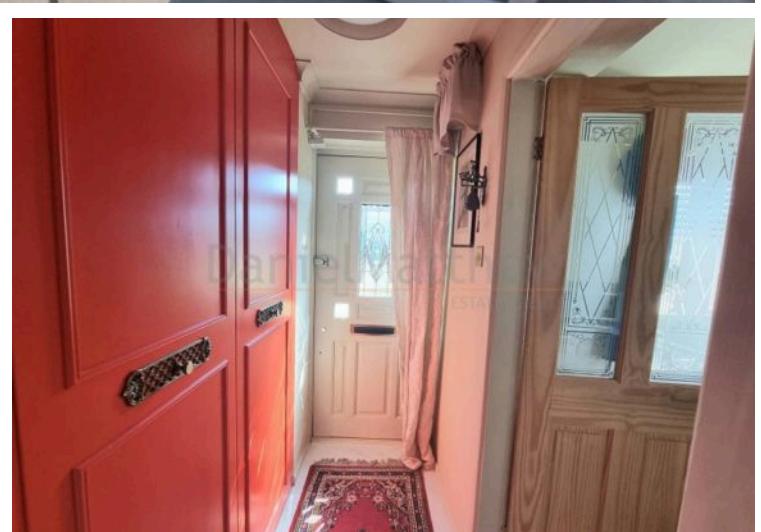
9' 7" x 5' 3" (2.92m x 1.60m)

UPVC double glazed window to rear aspect. Three piece suite with panel bath and gold effect shower and complimentary taps, low level WC, beautiful bespoke vanity unit with sink, radiator, tiles and plain walls, plain ceiling and tile flooring.

Garden

FRONT - Well kept laid to lawn with path leading to the front door and side gate access. REAR - Beautifully presented garden with green space out look and rear gate, laid to patio, pagoda with roof, raised border and foliage. Top area is laid to bark. A much loved garden!







GROUND FLOOR



FIRST FLOOR

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