



27 The Spinney, Brackla

£300,000 Freehold

DETACHED FOUR BEDROOM FULLY RENOVATED IN 2018 • WREN KITCHEN WITH BI FOLD DOORS, UTILITY ROOM/WC • LOUNGE WITH DOORS OPENING TO THE KITCHEN/ DINER • FOUR BEDROOMS WITH PRIMARY BENEFITING A EN SUITE • MODERN THREE PIECE BATHROOM • DRIVE AND WRAP AROUND GARDEN • GARAGE WITH UP AND OVER DOOR • COMBI BOILER INSTALLED IN 2018 • LOVELY FAMILY HOME IN BRACKLA SOLD WITH NO ONGOING CHAIN • CLOSE TO AMMENITES, SCHOOL CATCHMENT AND M4 ACCESS

DanielMatthew
ESTATE AGENTS



Fully renovated four-bed detached home in Brackla with Wren kitchen, en suite, utility, landscaped wraparound garden, garage, driveway, and no chain. Close to schools, amenities, and M4.

Council Tax band: D

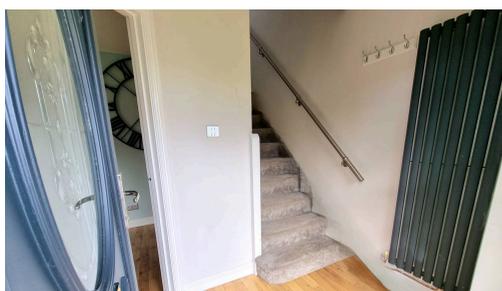
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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- › CLOSE TO AMMENITES SCHOOL





Hallway

Enter via UPVC double glazed obscured door leading into Hallway with obscured side panel, plastered ceiling with spot lights, plastered walls, wooden flooring, grey column radiator, staircase leading to first floor, door leading into;

Lounge

16' 5" x 14' 8" (5.01m x 4.48m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, engineered oak flooring, two grey column radiators, double doors leading into kitchen/diner, understairs storage.

Kitchen/Diner

11' 11" x 20' 1" (3.63m x 6.13m)

UPVC double glazed window to side aspect, UPVC Bi-folding doors leading to rear garden, plastered ceiling with spot lights, plastered walls, slate tiled flooring, a range of newly fitted matching wall and base units with complimentary work surfaces, one and a half composite sink with drainer and hot water tap, Two single Lamona ovens, wall mounted combination boiler, space for dishwasher and fridge/freezer. A large island offering plenty of storage, a pop up electric socket, five ring gas hob and floating extractor fan, space for several breakfast bar stools, grey column radiator, door leading into Cloakroom/Utility.

Cloakroom/Utility

7' 1" x 4' 7" (2.16m x 1.40m)

UPVC double glazed obscured window to side aspect, plastered ceiling, plastered walls, tiled splashback, tiled flooring, two piece suite comprising low level WC and floating wash hand basin inset into vanity unit, plumbing



Landing

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, fitted carpet, doors leading into all first floor rooms.

Bedroom One

10' 4" x 13' 1" (3.16m x 4.00m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in double wardrobes, door leading into en-suite.

En-Suite

Plastered ceiling with extractor fan and spot lights, partially plastered and tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, corner shower cubicle with mains over head shower.

Bedroom Two

10' 6" x 9' 7" (3.19m x 2.93m)

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

Bedroom Three

9' 3" x 10' 2" (2.83m x 3.10m)

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

Bedroom Four

9' 3" x 6' 11" (2.82m x 2.11m)

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

Bathroom

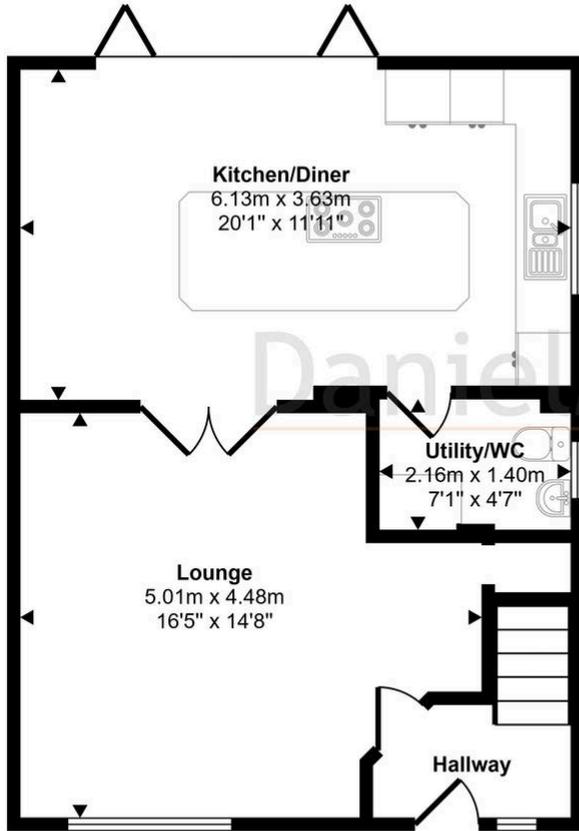
5' 11" x 5' 10" (1.80m x 1.77m)

UPVC double glazed obscured window to side aspect, plastered ceiling with extractor fan, plastered walls, tiled

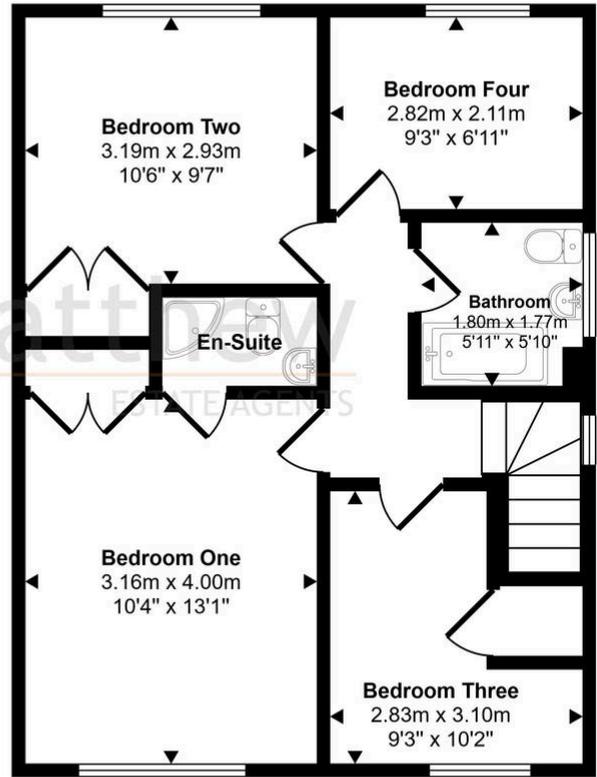




Approx Gross Internal Area
101 sq m / 1086 sq ft



Ground Floor
Approx 50 sq m / 539 sq ft



First Floor
Approx 51 sq m / 546 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.

