



23 Ashbrook, Brackla

£220,000 Freehold

Located at the head of a quiet cul-de-sac • Positioned on a larger than average corner plot • A well maintained three bedroom semi detached house • Spacious accommodation throughout • Conservatory extension to the rear • Modern fitted kitchen with impressive seven burner gas stove • Contemporary fitted bathroom with jacuzzi bath and rainfall shower • Large detached garage benefitting from power supply and separate utility area • Available to purchase with vacant possession and no ongoing chain • Low maintenance front and rear gardens with driveway off road parking

DanielMatthew
ESTATE AGENTS



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Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge

14' 10" x 12' 4" (4.53m x 3.75m)

A spacious reception room featuring a bow bay UPVC window to the front, fitted carpet flooring, a focal marble gas fireplace to one wall and fitted carpet flooring.

Kitchen/Dining Room

8' 10" x 15' 7" (2.70m x 4.76m)

Modern fitted kitchen with additional space for a dining area. Fitted with a matching range of contemporary white base and wall mounted units, with a complimenting fitted worksurface. Built in boiler cupboard housing a modern Baxi combination boiler, space for washing machine and large Range style cooker with seven burner gas stove to remain. Tile effect vinyl flooring and UPVC patio doors to the rear.



Conservatory

9' 11" x 13' 7" (3.03m x 4.15m)

Conservatory extension with privacy wall to one side, pitched polycarbonate roof with ceiling light and fan. Laminate wood flooring, plumbed radiator to one wall, UPVC patio doors and a single UPVC door to the side giving access to the garden.

Bedroom One

13' 1" x 8' 1" (3.99m x 2.47m)

Good sized double bedroom with a UPVC window to the front and fitted carpet flooring.



Bedroom Two

10' 9" x 9' 4" (3.27m x 2.85m)

Comfortable sized double bedroom featuring fitted wardrobe storage, fitted carpet flooring and has a UPVC window to the rear.

Bedroom Three

10' 1" x 7' 3" (3.08m x 2.20m)

Larger than average single sized bedroom featuring bespoke fitted twin beds, fitted carpet flooring, a UPVC window to the front and has access to a useful storage cupboard over the bulkhead of the stairs.

Bathroom

Fitted with a contemporary three piece suite featuring; panel jacuzzi bath with over head rainfall shower fitted, low level wc and vanity wash hand basin, enclosed in a combined cistern. Vinyl laid flooring, an obscure glazed UPVC window to the rear, prespertext wall panelling and a wall mounted heated towel rail.

Front Garden

Offering a wide level driveway to the side ahead of a detached garage. The front garden is mainly laid to sandstone chippings, offering a variety of mature plants and shrubs and enclosed by an ornate picket style fence.

Rear Garden

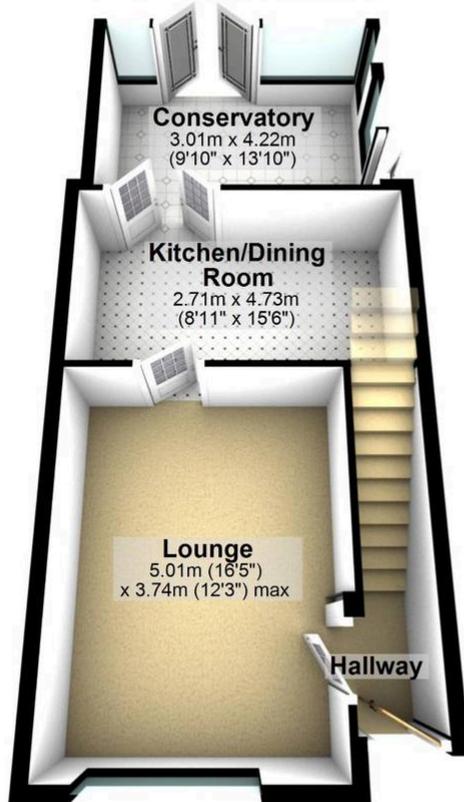
A larger than average split level garden, laid mainly to paving stone with sweeping pathways throughout. The garden is enclosed by panel wood fencing to the rear and is accessed from the driveway via a tall wrought iron side gate. A useful metal store shed remains in the far corner of the garden and access to the utility space is achieved from the garden.





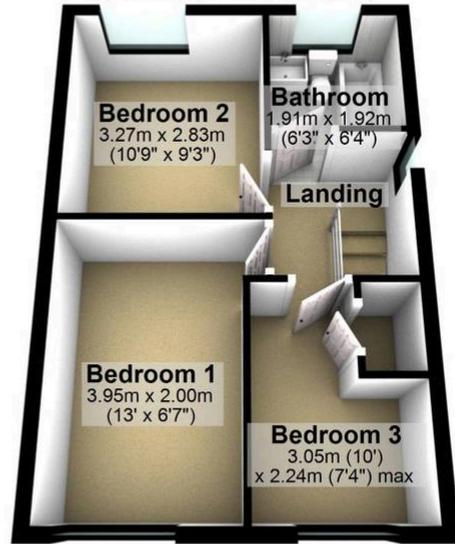
Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

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