

FOR  
SALE





## PROPERTY SUMMARY

Introducing this modern two bedroom mid terrace house comprising entrance hall, lounge, kitchen/diner, two bedrooms with ensuite to master bedroom, family bathroom, enclosed rear garden and two dedicated parking spaces. Sold with NO ONWARD CHAIN.

Situated in the popular location of Broadlands, within walking distance of Newbridge Fields, Maes Yr Haul Primary School and the shops, cafe bars, restaurant and facilities that Broadlands has to offer and within quick links to the M4 corridor and A48.

## POINTS OF INTEREST

- Modern two bedroom mid terrace house
- Ensuite to bedroom one
- Double fitted wardrobes to both bedrooms
- Off road dedicated car parking
- Ideal location for Broadlands commercial centre
- Sold with no onward chain/ EPC - D, Council tax band - C



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned walls, wall mounted fuse box, skirting and laminate floor.

### Lounge

3.20m x 4.55m (10' 6" x 14' 11")

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, centre ceiling light, emulsioned walls, marble hearth, back plate and wooden mantel(freestanding), skirting and laminate floor. Door through to kitchen/diner.

### Kitchen/Diner

4.20m x 2.90m (13' 9" x 9' 6")

Overlooking the rear garden via PVCu double glazed French doors and PVCu double glazed window, finished with two matching central spot lights, emulsioned walls, skirting and tile effect vinyl flooring. Under stair storage. A range of low level and wall mounted kitchen units in white with a complementary roll top work surface. Inset sink with mixer tap and drainer. Space for under counter cooker. Integrated four ring gas hob with overhead extractor hood. Plumbing for automatic washing machine. Wall mounted Alpha gas fired combination boiler.

### First floor landing

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage. Additional fitted storage cupboard with shelving.

### Family bathroom

PVCu frosted glazed window overlooking the rear, central light fitting, ceiling mounted extractor fan (not tested), part emulsioned/part ceramic tiled walls, radiator, wall mounted mirrored bathroom cabinet and vinyl flooring. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap and shower attachment.

### Bedroom 1

3.20m x 3.45m (10' 6" x 11' 4")

Overlooking the front via PVCu double glazed window and finished with emulsioned walls,double fitted wardrobe, skirting and fitted carpet. Door through to ensuite.

### En Suite

PVCu frosted glazed window to the front, central light fitting, full height ceramic tiled walls, radiator and vinyl flooring. Three piece suite in white comprising WC, wash hand basin and corner shower cubicle with sliding glazed doors housing a plumbed shower.

### Bedroom 2

2.16m x 3.00m (7' 1" x 9' 10")

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned walls,double fitted wardrobe, skirting and fitted carpet.

### Outside

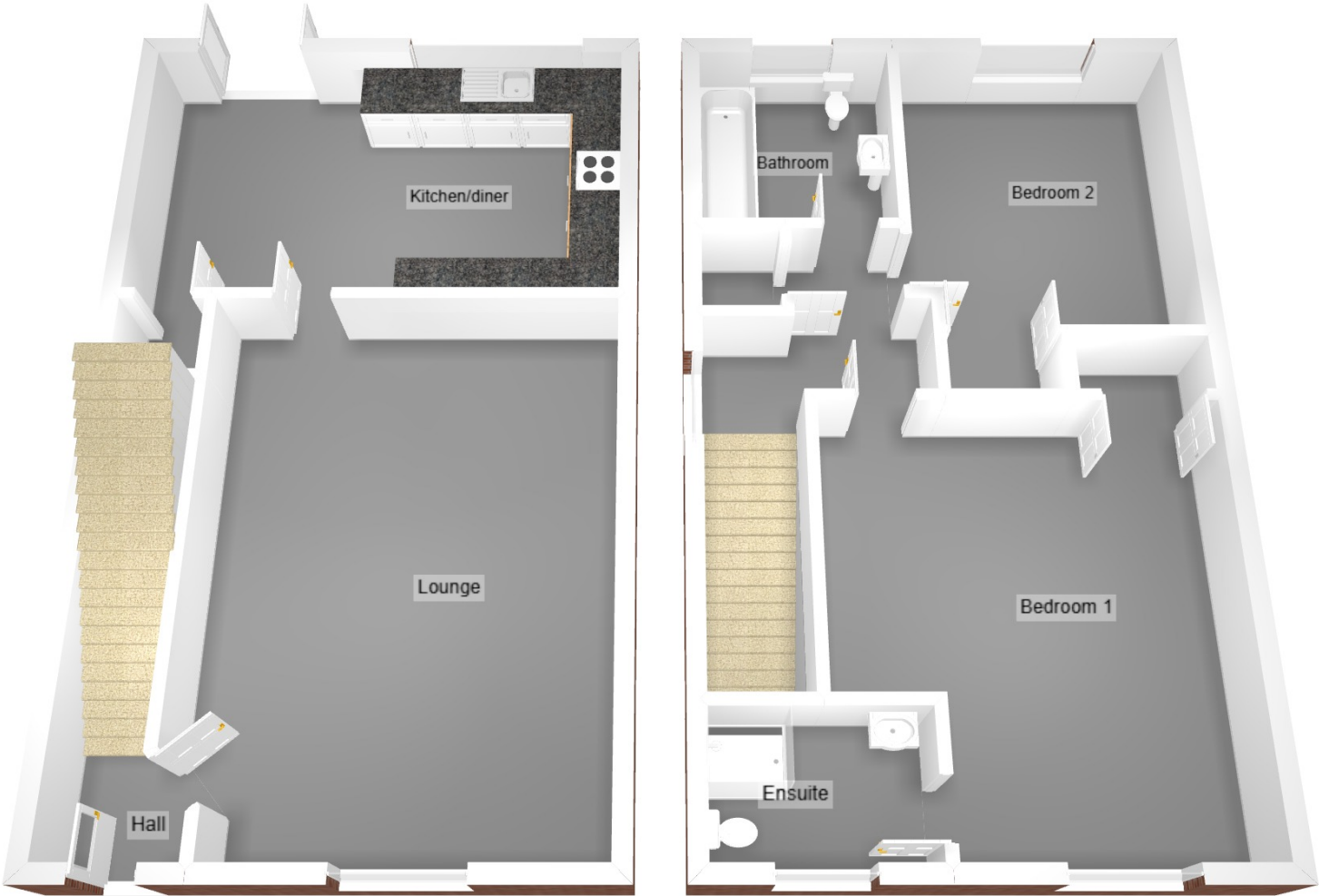
Enclosed rear garden laid to patio with steps leading up to an elevated area of mature trees and shrubs.

Open aspect front garden laid to lawn with dedicated off road parking.









Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>		86	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	67		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	