

FOR
SALE



PROPERTY SUMMARY

Three bedroom semi detached house comprising entrance porch, TWO RECEPTION ROOMS, bathroom, ATTIC ROOM and enclosed rear garden. Ideally located within WALKING DISTANCE of local shops and Cwm Brombil School. Ideal first time or investment purchase.

POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Ground floor bathroom
- Occasional attic room
- Enclosed rear garden
- Ideal first time or investment purchase
- EPC - / Council tax -



ROOM DESCRIPTIONS

Entrance

Via composite door through to the entrance porch.

Entrance Porch

Tongue and groove cladding to the ceiling with ceiling light, skimmed and emulsioned walls, two sets of PVCu double glazed windows and tiled flooring. PVCu door with frosted glass panel through to reception one.

Reception 1

3.10m x 5.50m (10' 2" x 18' 1") 3.10m x 5.55m (10' 2" x 18' 3") Skimmed, emulsioned and coved ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, radiator. Chimney breast with alcoves either side with inset electric fire and wooden mantle. PVCu double glazed window overlooking the front of the property and under stairs storage. Open staircase leading to the first floor. High rise wall mounted electric box, laminate flooring and archway through to the kitchen/diner.

Kitchen/ Diner

2.50m x 2.61m (8' 2" x 8' 7") Skimmed, emulsioned and coved ceiling with two sets of ceiling lights and smoke detector, skimmed and emulsioned walls with tiling to the splash backs. Two sets of PVCu double glazed windows overlooking the rear of the property, radiator and further modern vertical radiator. The kitchen comprises a range of wall and base units with coordinating work surfaces housing a one and half stainless steel sink with drainer and mixer tap. Integrated electric hob with oven and overhead extractor hood. Space and plumbing for automatic washing machine and space for fridge/freezer. Vinyl flooring in wood effect and space for dining table and chairs. Doorway through to the rear hallway.

Rear hallway

Stippled ceiling, access to the extension loft and ceiling light. Skimmed and emulsioned walls with one feature wall, vinyl flooring in wood effect and door leading to the downstairs bathroom.

Bathroom

1.72m x 1.79m (5' 8" x 5' 10") Skimmed and emulsioned ceiling with inset spot lights, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the rear of the property and wall mounted vertical radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin with matt black fixtures and bath with overhead black rainfall shower with additional shower head and glass shower screen. Vinyl flooring in wood effect.

Landing

Via stairs with fitted carpet and handrail. Tongue and groove clad ceiling with ceiling light and smoke detector, fitted carpet and doors leading off.

Bedroom 1

2.38m x 4.34m (7' 10" x 14' 3") Artexed and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and staircase leading to the attic room.

Bedroom 2

2.49m x 3.13m (8' 2" x 10' 3") Stippled and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed tilt n turn window overlooking the rear. Built in storage housing the gas fired combination boiler and exposed floorboards.

Bedroom 3

2.23m x 2.73m (7' 4" x 8' 11") Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

Occasional Attic Room

Vaulted ceilings with ceiling light, velux window and fitted carpet.

Outside

Enclosed rear garden partially laid to lawn, outside water tap and gated access to the front of the property.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



