

FOR  
SALE





## PROPERTY SUMMARY

We are pleased to introduce to the market with no onward chain this two bedroom semi detached bungalow located in a popular residential development close to local amenities and within easy access to the M4 corridor. The property benefits from an enclosed low maintenance rear garden and single detached garage.

## POINTS OF INTEREST

- Two bedroom semi detached bungalow
- Adapted wet room
- No onward chain
- Gas fired combination boiler
- Detached single garage
- EPC - / Council



## ROOM DESCRIPTIONS

### Entrance

Via PVCu door with frosted glass panel through to the entrance hall. Entrance Hall Stippled ceiling with ceiling light, smoke detector and access to the loft. Skimmed and emulsioned walls, radiator and wood block flooring. Cupboard housing a wall mounted electric meter and gas meter. Further airing cupboard with radiator. Doors leading off.

### Kitchen

2.87m x 2.61m (9' 5" x 8' 7") Stippled ceiling with ceiling light, part emulsioned / part tiled walls to the splash back areas, vinyl flooring, PVCu double glazed window overlooking the front of the property and wall mounted gas fired combination boiler. A range of wall and base units with work tops housing a stainless steel sink / drainer with mixer tap. Space for cooker and space and plumbing for automatic washing machine.

### Lounge

4.92m x 3.23m (16' 2" x 10' 7") Stippled and coved ceiling with ceiling light, part emulsioned walls with dado rail and feature papered wall, radiator and PVCu double glazed window overlooking the front of the property with fitted blinds. Fireplace with tiled mantle, hearth and surround and block wood flooring.

### Bedroom 1

4.31m x 3.23m (14' 2" x 10' 7") Stippled ceiling with ceiling light, part emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

### Bedroom 2

3.03m x 2.62m (9' 11" x 8' 7") Stippled ceiling, emulsioned walls, radiator, PVCu double glazed window to the rear of the property and fitted carpet.

### Shower Room

2.0m x 1.70m (6' 7" x 5' 7") Tongue and groove PVCu clad ceiling, part tiled / part respertex panelled walls, radiator, non slip flooring and PVCu frosted double glazed window to the side of the property. Three piece suite in white comprising w.c. wall mounted wash hand basin and walk in accessible shower with electric overhead shower.

### Outside

Low maintenance rear garden laid mainly to patio slabs with single detached garage to the rear and driveway for off road parking. The front garden is laid mainly to lawn with mature shrubs and plants and pathway.

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (70)

**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







