



Llys Briallen

£365,000

- Four bedrooms including En suite
- Rear enclosed garden
- Two Reception Room
- Sought After Location
- Large driveway
- EPC Rating: Awaited



 4  2  2



About the property

Four bedroom detached property offered for sale in the sought location of Brackla. The property is situated close to local amenities that include shops, schools, doctors/dentists, hospital, pubs/restaurants and access to the M4. Internally the property comprises of a lounge, kitchen with utility space and downstairs cloakroom along with second reception area to the ground floor. To the first floor are four bedrooms plus ensuite along with family bathroom. To the outside of the property you will find enclosed garden with patio and lawn area. The property further benefits from a drive way and garage. Viewing is highly recommended to appreciate the accommodation on offer. To book your appointment please call Peter Alan Bridgend on 01656 657201 or visit us at www.peteralan.co.uk

Accommodation

Living Room

17' x 11' 2" (5.18m x 3.40m)

Situated to the front of the property you have this family lounge with multi fuel fireplace and fitted with laminated flooring

Reception Room

12' x 10' 2" (3.66m x 3.10m)

A great addition to this family home is this second reception room with double doors leading out to the rear enclosed garden. The opportunity for what this room could be positioned at is endless. From second family room to playroom.

Kitchen

The heart of any home. The kitchen is fitted with matching wall and base units



Dining Room

Situated to the rear of the property you have the family dining room fitted with wooden flooring

Master Bedroom

11' 9" x 14' 2" (3.58m x 4.32m)

Master bedroom this large room is situated to the rear of the property the room is laid with fitted carpet, the room also offers an ensuite consisting of bath wash hand basin wc and shower cubicle

Bedroom Two

9' 5" x 12' 3" (2.87m x 3.73m)

To the front of the property, offering double room

Bedroom Three

9' 6" x 11' 3" (2.90m x 3.43m)

To the front of the property, offering double room

Bedroom Four

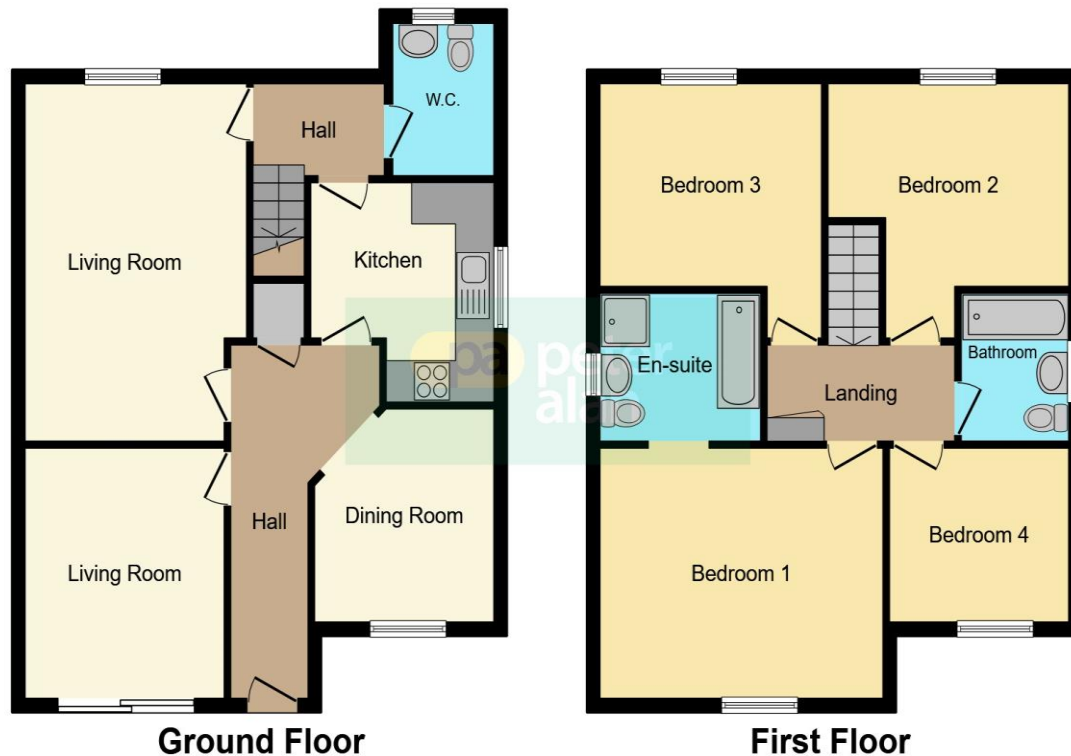
8' 3" x 8' 8" (2.51m x 2.64m)

To the rear of the property offering yet another good sized room

Outside

To the front elevation you have large drive way side access. To the rear of the property you have low maintenance enclosed rear garden with decking and laid patio. Further benefiting from an enclosed side garden with patio area and the remainder to lawn.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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