

£155,000 Guide Price

Southall Street, Bryna

Terraced House | 3 Bedrooms | 1 Bathroom

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www.move2here.co.uk





Step Inside

Key Features

- NO ONWARD CHAIN
- Refurbished Throughout
- Lovely Fitted Kitchen
- New Carpets & Flooring
- Double Glazed Sash Windows
- Gas Central Heating
- Front and Rear Gardens
- Car parking for two cars
- 3 Bedrooms
- NO LAND TRANSACTION TAX

Property Description

MOVE STRAIGHT IN! IMMACULATELY presented, A Fully REFURBISHED and MODERNISED THREE bedroom mid terrace WITH a rear garden and OFF ROAD PARKING for TWO cars.

Main Particulars

MOVE STRAIGHT IN! IMMACULATELY presented, A Fully REFURBISHED and MODERNISED THREE bedroom mid terrace WITH a rear garden and OFF ROAD PARKING for TWO cars.

This traditional character home has been modernised throughout to a very high standard, is located in the heart of Brynna village with open plan living. This property is located within close proximity to the many village amenities including Community Centre, parks & leisure facilities, village shops with Post Office facility & transport links.

The property briefly comprises, a large Lounge/Diner, an open-plan Kitchen Diner, new central heating, to the ground floor. To the first floor, a large spacious family bathroom and 3 bedrooms.This versatile property is ready for a new owner with no need to do anything, you can move straight in!

The Accommodation Comprises

Lounge/Diner 22'7" x 16'1" (6.90x 4.90m)

Enter directly from the front courtyard through a composite glazed door directly into the lounge, with uPVC double glazed sash windows to the front, flooding light into this large room, that has ample space to be both the lounge and dinning area. The feature versatile fire place with electric point or a flue opening provides an opportunity to accommodate either an electric fire or a wood burner with Stone mantle and surround.

This large living space, with room for a dining room table is decorated to a high standard with feature wallpapered wall, it provides the perfect place to relax and unwind after a long day.

Two radiators, television point, telephone point, carpet flooring and open plan carpeted stairs to the first floor all add to the wonderful room which opens to the kitchen/diner.

Kitchen/Diner 16'1" x 10'6" (4.90 x 3.20m)

A spacious kitchen with window and French doors to the rear, this modern kitchen provides the heart of this perfect home. Modern units fitted at both eye and working level with complimentary wood effect worktops and matching splash back with inset steel sink with mixer taps. Built in electric oven/grill and electric hob, with extractor hood over. Space for a single fridge and freezer, plus washer dryer, with tiled flooring with under floor heating. Ample power points and internal window looking into the lounge.

From the Lounge the stairs lead to the first floor.

Landing

A light filled landing flooded with sunlight from the velux roof window, providing access to all three bedrooms, boiler cupboard and storage cupboard.

Master Bedroom 13'1" x 9'6" (4.00m x 2.91m)

This master bedroom offers the ideal environment for a good nights sleep to recharge your batteries overnight. uPVC double glazed sash window to front and space for all your storage needs.

Bedroom 2 10'6" x 9'2" (3.20 x 2.80m) [max]

With rear aspect room offers an ideal space for a child's bedroom. Currently used as a guest bedroom, it again has ample space for a double bed and all your storage needs, power points, radiator, carpet.

Bedroom 3 9'10" x 5'11"(3.00 x 1.80m)

Currently utilised as the grandchildren's guest room, this bedroom again offers ample space for a single bed with a built in wardrobe. uPVC sash window to the front. Could be an ideal study.

Bathroom 9'2" x 7'6" (2.81 x 2.30m)

Opaque window to the side, this spacious bathroom with close coupled wc, pedestal wash basin, P-shaped bath with shower over, provides the perfect spot to soak away those aches and pains of the day. Splash back tiles, extractor fan, radiator and vinyl to the floor

Outside

Front Garden - Laid with stone chipping this courtyard garden with established shrubbery, provides a barrier to the outside world.

Rear Garden -There are three distinct areas to the garden. The patio area directly outside the rear kitchen door provides the ideal area for summer barbecues, 'al fresco dining' and a relaxing spot overlooking the fabulous views for a welcome G&T after this long days in work. The garden is mainly laid with lawn with fenced and brick boundaries. Towards the rear of the garden lies off road parking for two cars accessed by the Rear lane. Outside tap and electric light.



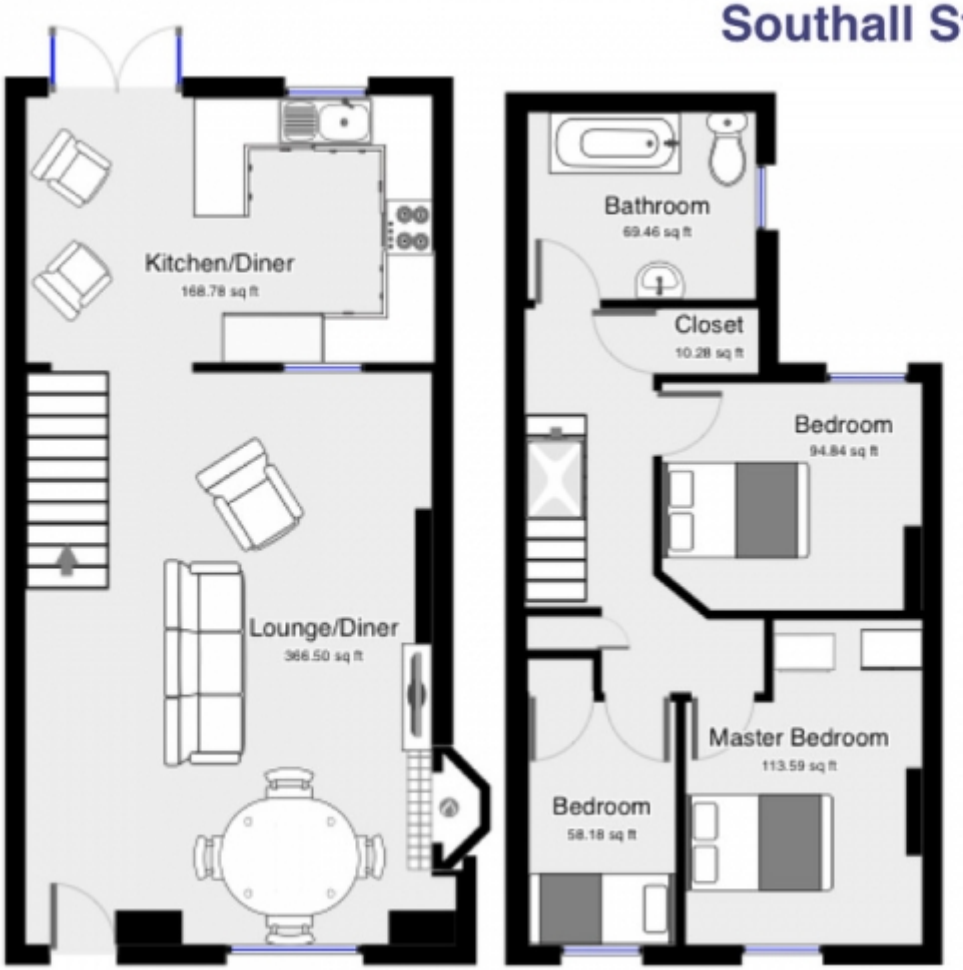








Southall Street, Floorplan



Ground Floor

Lounge/Diner	22'7" x 16'1" (6.90x 4.90m)
Kitchen/Diner	16'1" x 10'6" (4.90 x 3.20m)

First Floor

Master Bedroom	13'1" x 9'6" (4.00m x 2.91m)
Bedroom 2	10'6" x 9'2" (3.20 x 2.80m) [max]
Bedroom 3	9'10" x 5'11" (3.00 x 1.80m)
Bathroom	9'2" x 7'6" (2.81 x 2.30m)

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

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