

DanielMatthew

ESTATE AGENTS



18 Derwen View

General Description

Brackla

Daniel Matthew Estate Agents are pleased to offer to let this immaculate three bedroom detached property situated in the popular sought after area of Brackla. Property comprises to the ground floor, hallway, cloakroom, lounge, and kitchen/dining room. To the first floor three bedrooms, en-suite to master bedroom and family bathroom. Further benefits are driveway, front & rear garden, garage. Property is close to transport links, junction 36 of the M4 and walking distance to shops and amenities. Viewing of this family home is highly recommended to appreciate the size. Property is available immediately, Call a member of our team on 01656 750764.

£1,200 Monthly

Accommodation

Entrance Hallway

Entered via wooden door, Textured ceilings, plain walls, laminate flooring radiator, carpeted stairs to first floor, doors leading to



Cloakroom/w.c (3' 02" Max x 4' 03" Max) or (0.97m Max x 1.30m Max)

UPVC obscured window to front aspect. Plain ceilings, plain walls, radiator tiled splash back. Low level WC wall hung basin.



Lounge (13' 06" Max x 12' 02" Max) or (4.11m Max x 3.71m Max)

UPVC window to front aspect, textured ceiling, plain walls, carpet flooring, radiator. Opening to



Kitchen/Diner (15' 08" Max x 9' 04" Max) or (4.78m Max x 2.84m Max)

UPVC window and french doors to rear aspect. Textured ceiling, plain walls, tiled flooring. Range of wall and base units with drawers. Built in oven, hob and extractor fan. 1 and 1/2 sink bowl, with tiled splash back, space for fridge freezer and washing machine. Built in storage cupboard.

Landing

UPVC window to side aspect. Textured ceiling, plain walls, carpet flooring, storage cupboard doors leading to



0" Max) or (3.05m Max x 2.44m

ceiling, plain walls, carpet flooring, radiator.

ax)

and radiator. Three piece suite comprising

06" Max) or (2.64m Max x 2.59m

- DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LOUNGE
- DRIVEWAY & GARAGE
- FRONT & REAR GARDEN

UPVC window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator. Built in wardrobe.

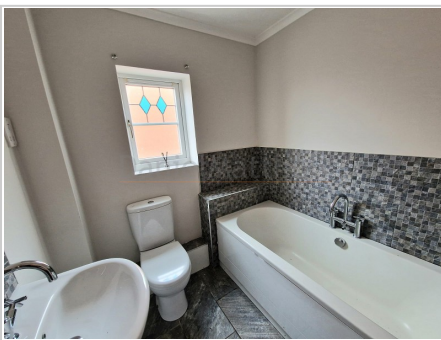
- AVAILABLE IMMEDIATELY
- EN-SUITE TO MAIN BEDROOM
- CLOSE TO M4 CORRIDOR, SCHOOLS, AMENITIES, GREAT TRANSPORT LINKS
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Bedroom Three (6' 02" Max x 8' 06" Max) or (1.88m Max x 2.59m Max)

UPVC window to rear, textured ceiling, plain walls, carpet flooring and radiator.

Ref: PRA10886

Viewing Instructions: Strictly By Appointment Only



Bathroom (5' 08" Max x 5' 09" Max) or (1.73m Max x 1.75m Max)

UPVC window to side aspect, textured ceiling, part tiled and plain walls, tiled floor and towel radiator. Three piece suite comprising of WC, sink and bath.



Outside

Front: Laid to lawn, patio slabs leading to front door. Garage access with parking for two vehicles.

Rear: Fence boundaries, with side access, patio, laid to lawn with decking area.

