



Brecon Crescent, TS17 5DA
3 Bed - House - Detached
£239,995

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Brecon Crescent, TS17 5DA

*** NO CHAIN SALE ***

*** RECENTLY REFURBISHED STUNNING FAMILY HOME ***

NEW TO THE MARKET, this well positioned three bedroom detached family home, just recently undergone a full refurbishment, located within the popular Roundhill, Ingleby Barwick. Situated within a close distance to good schooling, supermarket shopping and restaurants, pubs and other local amenities.

The property briefly comprises of; Entrance Hall, Downstairs WC, Lounge, Stunning Kitchen / Diner with French Doors to the Rear Garden.

The First floor provides; Landing, Bedroom One with En-Suite Shower Room, Two Additional Bedrooms and a Family Bathroom.

Externally, the Property has a New Block Paved Double Width Driveway with Single Integral Garage, and Lawned Area. The Rear, the Property have an Enclosed Garden with Decking and Maintained Lawn, Ideal Family Home.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

6'5" x 5'1" (1.96m x 1.57m)

Downstairs WC

4'5" x 3'6" (1.35m x 1.09m)

Lounge

9'0" x 12'4" (2.75m x 3.77m)

Kitchen / Diner

9'2" x 16'8" (2.80m x 5.09m)

Understairs Storage Cupboard

FIRST FLOOR

Landing

2'10" x 5'11" (0.87m x 1.81m)

Bedroom 1

8'9" x 11'1" (2.68m x 3.40m)

En-Suite

7'1" x 5'4" (2.18m x 1.63m)

Bedroom 2

7'1" x 10'7" (2.16m x 3.24m)

Bedroom 3

8'9" x 5'9" (2.68m x 1.77m)

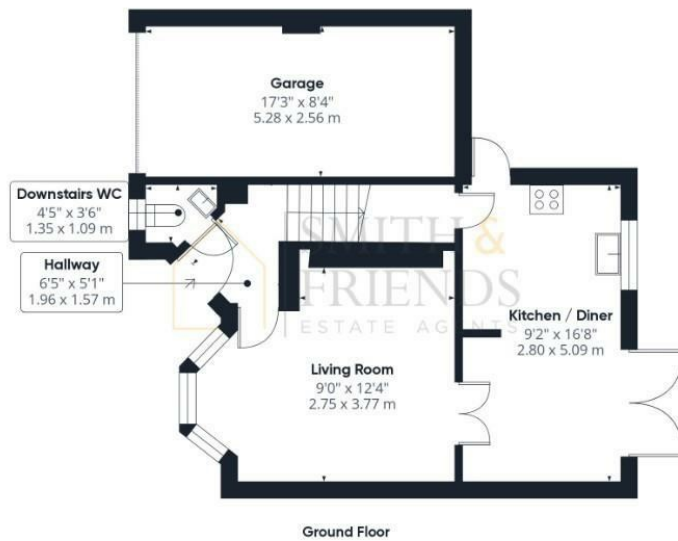
Family Bathroom

5'7" x 7'7" (1.72m x 2.32m)

SINGLE INTEGRAL GARAGE

17'3" x 8'4" (5.28m x 2.56m)





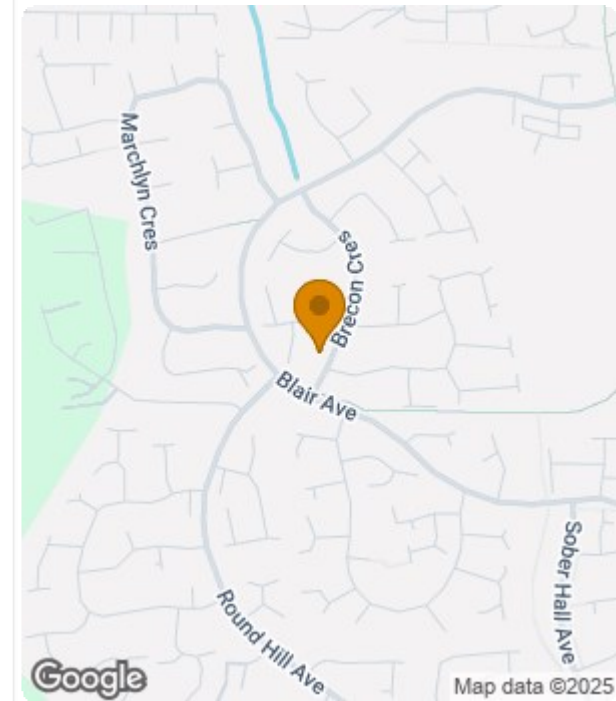
Approximate total area⁽¹⁾
875.11 ft²
81.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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