

73 Maple Drive
Brackla
Bridgend County
CF31 2PF

£189,950



- Three Bedroom Semi Detached
- Lounge
- Kitchen/Diner
- Conservatory
- Downstairs Shower Room
- Bathroom
- Garage
- No Chain
- Freehold
- Close to local schools and M4 corridor

Ref: PRA10085

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are pleased to offer for sale this three bedroom semi detached property. Situated in a popular residential area of Brackla, Property comprises entrance hall, downstairs cloakroom/shower room, lounge, diner, kitchen and conservatory. To the first floor three bedrooms and family bathroom. Garage with generous driveway. The property benefits from a open plan front and enclosed flat rear garden. (NO CHAIN). Walking distance to local amenities and primary school, close to junctions 35 and 36 of the M4 motorway. Early viewing advised. Call 01656 750764 to arrange an appointment.

Accommodation

Entrance

Enter via UPVC double glazed door in to entrance hall, plain walls, textured ceiling, carpet flooring, access to stairs and door leading to ground floor rooms and downstairs shower room.



Downstairs Shower Room (4' 02" x 8' 01") or (1.27m x 2.46m)

Obscured window to side aspect, plain ceiling, low level WC, wash hand basin with vanity unit beneath, shower cubicle with thermostatic shower, towel radiator.



Lounge (11' 03" x 8' 06") or (3.43m x 2.59m)

UPVC double glazed window to front aspect, textured ceiling, coving, plain walls, radiator, carpet flooring, electric fire with surround, door leading to kitchen/diner.



Kitchen (9' 02" x 6' 03") or (2.79m x 1.91m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls. Range of wall and base units with complementary worktops, one and a half bowl stainless steel sink and drainer with mixer tap over, integrated gas hob and electric oven, plumbing for washing machine, space for fridge, tile flooring, combi boiler, arch to diner.



Dining Room (8' 07" x 7' 03") or (2.62m x 2.21m)

Sliding door to access the conservatory, textured and coved ceiling, plain walls, carpet flooring and radiator. Arch leading into kitchen.



Conservatory (9' 01" x 7' 03") or (2.77m x 2.21m)

UPVC double glazed conservatory, poly carbonate roof, UPVC double glazed door to side aspect, radiator, tile flooring.

Landing

UPVC double glazed window to side aspect, plain walls, textured ceiling, carpet flooring, doors leading to all first floor rooms.



Master Bedroom (12' 09" x 8' 02") or (3.89m x 2.49m)

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



Bedroom Two (10' 05" x 8' 02") or (3.18m x 2.49m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (9' 05" x 5' 04") or (2.87m x 1.63m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, storage cupboard.



Bathroom (5' 07" x 5' 03") or (1.70m x 1.60m)

Obscured window to rear aspect, low level WC, vanity unit wash hand basin, Shower with thermostatic shower, plain ceiling, panel walls, towel radiator.



Garden

Front - Laid to lawn, driveway leading to single garage.

Rear - Fence boundaries, artificial lawn area, patio, side gate greenhouse, gate leading to driveway.

Garage

Up and Over door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band D

Deposit: £0.00



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.