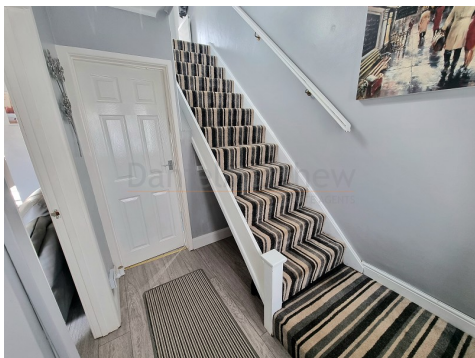




Maple Drive, Brackla, Bridgend County. CF31 2PR

£250,000



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ESTATE AGENTS



## Maple Drive, Brackla, Bridgend County. CF31 2PR

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\*\*\*SOUTH FACING GARDEN \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in a cul-de-sac location on Maple Drive. Property comprises to the ground floor, hallway, shower room, large lounge/dining room and kitchen. To the first floor three bedrooms and family bathroom. Further benefits are larger than average south facing garden, detached single garage and drive way, close to local amenities and great school catchment. Please contact a member of our team on 01656 750764 to view.

## Hallway

Enter via a composite door with glass side panel, textured ceiling, plain walls, wood effect laminate flooring, wall mounted electric consumer unit, radiator, doors leading into shower room and lounge/diner.

## Shower Room (5' 10" x 5' 5") or (1.77m x 1.64m)

UPVC double glazed obscured window to side aspect, panelled ceiling with spot lights and extractor fan, tiled walls, tiled flooring, three piece white suite comprising low level WC, floating wash hand basin inset into vanity unit, corner shower cubicle with mains over head shower.

## Lounge/Diner (23' 11" x 12' 1") or (7.28m x 3.69m)

UPVC double glazed window to front aspect, UPVC double glazed french doors leading to south facing rear garden, textured ceiling, plain walls, wood effect laminate flooring, two radiators, fire place with surround, area for dining table and chairs, door leading into kitchen.

## Kitchen (10' 4" x 8' 10") or (3.15m x 2.70m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, panelled ceiling with spot lights, plain walls, wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, tiled splashback, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated fridge/freezer, washing machine and dishwasher, wall mounted combination boiler.

## Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls, fitted carpet, loft access, radiator, doors leading into;-

## Bathroom (6' 7" x 6' 7") or (2.01m x 2.0m)

UPVC double glazed obscured window to rear aspect, plain ceiling with spotlights, tiled flooring, tiled walls, chrome heated towel rail, three piece white suite comprising low level WC and floating wash hand basin inset into a vanity unit, panelled bath with mixer tap.

## Bedroom One (13' 3" x 7' 10") or (4.05m x 2.38m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with one feature papered wall, fitted carpet, radiator, built in fitted wardrobes.

## Bedroom Two (10' 5" x 9' 5") or (3.17m x 2.88m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, two built in wardrobes.

## Bedroom Three (9' 11" Max x 6' 7" Min) or (3.02m Max x 2.0m Min)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, storage cupboard over stairs. Also an ideal room for a office.

## Garage (16' 8" x 8' 11") or (5.08m x 2.72m)

Single Garage, brick built, currently used as a bar, up and over door, power and electrics.

## Outside

Front - Driveway for several vehicles, laid to lawn, pathway leading to front door.

Rear - Pathway leading to single garage, mostly laid to lawn, fenced boundary, decked area located behind shed, patio area, A large south facing garden which is ideal for a family.

## Services


This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure

The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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