

142 Maple Drive  
Brackla  
Bridgend  
CF31 2PR

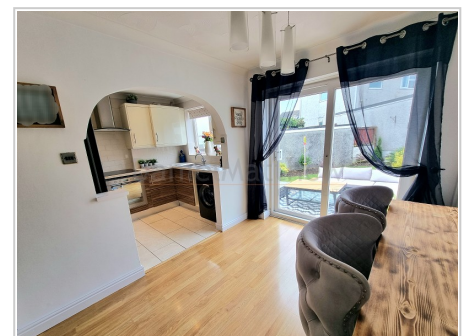
£229,950



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN
- IDEAL FIRST TIME BUYER OPPORTUNITY
- DRIVEWAY & GARAGE
- FRONT, SIDE & REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT
- CLOSE TO M4 CORRIDOR
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA11000

Viewing Instructions: Strictly By Appointment Only



# General Description

\*\*\* Ideal First-Time Buyer Opportunity - 3 Bedroom Semi-Detached Home \*\*\*

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached property located in the sought-after Maple Drive estate in Brackla, this well-presented property is perfect for first-time buyers or growing families.

The ground floor comprises a hallway, spacious open-plan lounge/dining area, with an archway leading into a modern, well-fitted kitchen. To the first floor, landing area, a contemporary family bathroom, and three bedrooms. Externally, the property boasts front, side, and rear garden, driveway and a single garage, providing ample outdoor space and convenient off-road parking.

Situated within walking distance to highly regarded schools, local amenities, shops, and public transport links, this home also offers easy access to the M4 corridor, making it ideal for commuters to Cardiff or Swansea. To arrange your viewing, please contact our office on 01656 750764.

## Accommodation



### Hallway

Enter via UPVC double glazed obscured door with side obscured glass panel into hallway, textured ceiling, plain walls with feature panelled walls going up staircase, staircase leading to first floor, door leading into Lounge.



### Lounge (14' 4" x 10' 3") or (4.38m x 3.12m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, media wall, radiator, white wall mounted column radiator.



### Dining Room (8' 7" x 7' 5") or (2.62m x 2.27m)

UPVC double glazed French doors leading to enclosed rear garden, textured ceiling with coving, plain walls, laminate flooring, wall mounted column radiator, archway leading into kitchen.





### Kitchen (8' 7" x 6' 8") or (2.61m x 2.02m)

UPVC double glazed window to rear aspect, plain ceiling with coving and spot lights, plain walls, tiled splashback, tiled flooring, A range of matching wall and base units with complimentary work surfaces, newly fitted electric cooker and four ring electric hob, extractor fan, one and a half stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine.

---



### Landing

UPVC double glazed obscured window to side aspect, textured ceiling, loft access, plain walls, fitted carpet, doors leading into all first floor rooms.

---



### Bedroom One (12' 4" x 8' 5") or (3.75m x 2.56m)

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

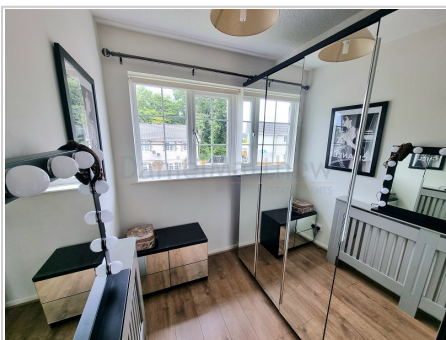
---



### Bedroom Two (10' 5" x 8' 3") or (3.18m x 2.51m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with dado rail, laminate flooring, radiator.

---



### Bedroom Three (6' 4" x 5' 8") or (1.93m x 1.72m)

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

---



## Bathroom (6' 0" x 5' 9") or (1.82m x 1.74m)

UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, p-shaped panelled bath with tap and over head mains shower, chrome heated towel rail.

## Garage

Up and over door, power and lighting.



## Outside

Front - Tarmac driveway leading to single garage, laid to lawn area, pathway leading to front door, side gate access leading to rear garden.

Rear - Brick and fenced boundaries, large patio area wrapping around to the side of the property, laid to lawn area, with mature flowers and shrubs.

## Services

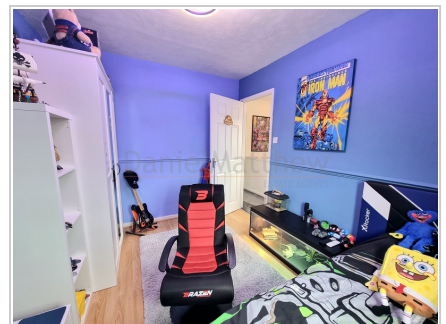
Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

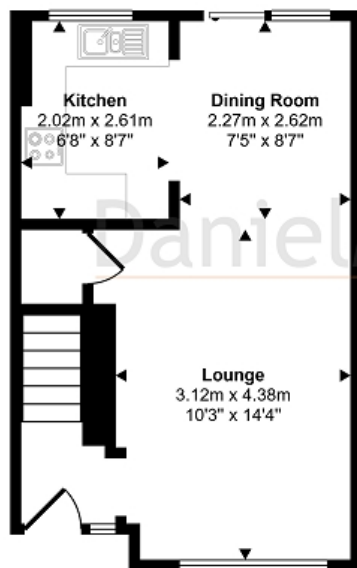
Band C



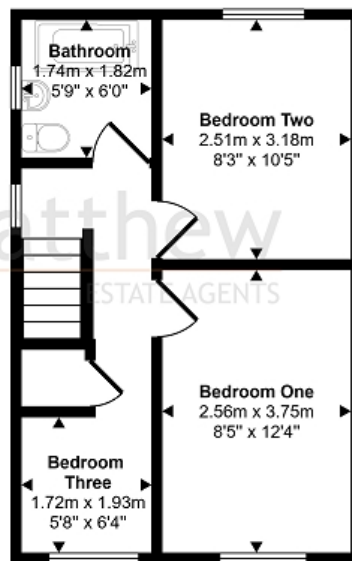




Approx Gross Internal Area  
62 sq m / 670 sq ft



**Ground Floor**  
Approx 31 sq m / 331 sq ft



**First Floor**  
Approx 31 sq m / 339 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.