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24 Maple Drive

Brackla, Bridgend, CF31 2PF

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Asking price **£215,000**

Situated in a pleasant cul-de-sac location in the popular Brackla area enjoying good proximity to local school, shops, amenities and close commute to Junction 35 on the M4 is this well-presented three bed semi-detached property with detached garage.

Pleasant cul-de-sac location

Sought after Maple Drive location in Brackla

Driveway

Detached garage

Three bedroom

Open plan lounge/diner

Close proximity to Junction 35 of the M4

Fantastic views to the rear

Viewings highly recommended





Grey upper cabinets with vertical paneling and silver handles.

Stainless steel range hood with a light-colored filter.

Grey upper cabinets with vertical paneling and silver handles.

Wooden countertop with a white sink and a blue water filter.

Gas cooktop with four burners.

Built-in oven with a grey towel hanging from the handle.

Black air fryer, silver toaster, and a microwave.

Grey lower cabinets with vertical paneling and silver handles.

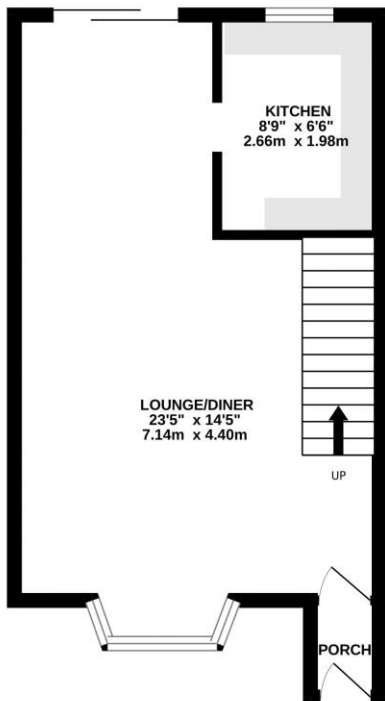
White refrigerator with a calendar on the door and a 'COOKCLOGY' logo.

Situated in a pleasant cul-de-sac location of the popular Maple Drive in Brackla with close proximity to schools, shops, amenities and Junction 35 of the M4 is this three bed semi-detached property. The property is entered via a PVCu double glazed door into an entrance hallway with laminate flooring and doorway leading through to the lounge/diner. The lounge/diner has coving to ceiling, PVCu double glazed window to front, feature fireplace, laid to laminate flooring, sliding doors to the rear garden with spectacular views and a further doorway leading through to the kitchen. The kitchen has been fitted with a matching

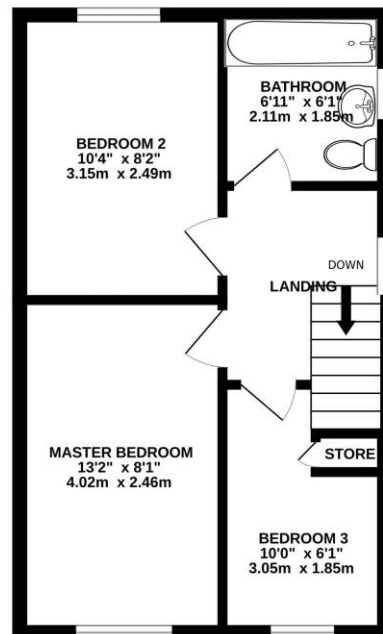
range of base and eyelevel units with rolltop workspace over, UNIX built-in four ring gas hob, space for fridge, freezer, plumbing space for appliance, extractor fan overhead, sink unit with Swan neck mixer tap, tiled splashback's and a PVCu double glazed window to rear. To the first floor landing there is a PVCu double glazed window, loft inspection point and doorways to all three bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite comprising; bath with independent shower over, close coupled WC and pedestal wash handbasin. There is a PVCu obscure double glazed window to side and

vinyl flooring. The second bedroom has a PVCu double glazed window to rear with views of the Vale. The master bedroom has a PVCu double glazed window to the front. The third bedroom has a PVCu double glazed window to the front. To the front of the property is a garden laid to lawn, to the side is an ample driveway ahead of the detached garage with gated access to the rear garden. To the rear of the property is an enclosed rear garden with a patio section and a lawn area with far-reaching views across the Vale. Viewings on the property are highly recommended to appreciate the location and accommodation on offer.

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 35 of the M4, travel south along the dual carriage way signposted Bridgend. Proceed over the first roundabout (Bokam Park Mercedes). At the next roundabout take the fourth exit signposted Coity and Crematorium. Proceed along this road to the next roundabout turning left in Brackla. At the next roundabout turn left again onto Channel View. Take the first left into Maple Drive, bear right, take the first right into the cul-de-sac where the property can be found on your left hand side and indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

10/04/2022 8:58 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
24 Maple Drive Bridgend CF31 9JF	Energy rating C	Valid until: 26 May 2032 Certificate number: 0191-2143-4050-2722-8481
Property type	Semi-detached house	
Total floor area	62 square metres	

Rules on letting this property
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-related-property-minimum-energy-efficiency-standards-guidance)
<https://www.gov.uk/guidance/domestic-estate-related-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score
This property's energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best to G (worst)) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

