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93 Maple Drive

Brackla, Bridgend, CF31 2PR

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Asking price **£225,000**

Situated in a pleasant cul-de-sac location in the sought-after Maple Drive of Brackla is this well maintained larger style three bedroom semi-detached property with south facing rear garden and garage with close proximity to local schools, shops and junction 35 and 36 of the M4.

Sought-after Maple Drive location

Popular Brackla area

Quiet cul-de-sac

Close proximity to local shopping precinct and Junction 35 and 36 of the M4

Larger style three bedroom semi-detached

Two reception rooms

Oak fitted kitchen

Off-road parking

Garage

Viewings highly recommended





Situated in the popular Brackla location with close proximity to local schools, shopping precinct and Junction 36 and 35 of the M4 is this well-presented larger style three bedroom semi-detached property in a quiet cul-de-sac with garage and south facing rear garden.

The property is entered via a PVCu obscure double glazed door flanked by window into an entrance hallway laid to Karndean flooring, coving to ceiling, staircase rising to the first floor landing and solid wood doors leading to downstairs shower room and lounge. The shower room has been fitted with a three-piece suite comprising: pedestal wash hand basin, low level WC and shower suite. The lounge is laid to Karndean flooring, coving to ceiling, PVCu double glazed window to the front and archway leading through to the dining area.

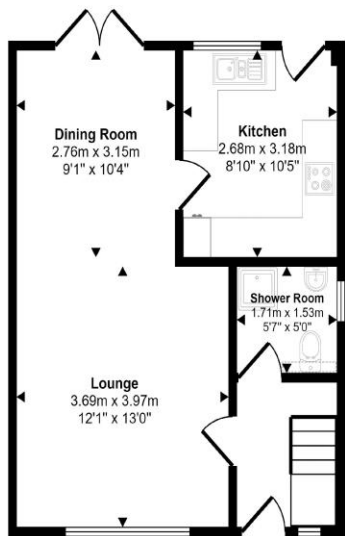
The dining area has continuation of the Karndean flooring, coving to ceiling, sliding patio doors overlooking the landscaped southerly facing rear garden and a solid wood door to the kitchen. The kitchen has been fitted with a matching range of solid oak base and eye level units with rolltop workspace over, built-in oven, four ring ceramic hob with glass splashback and extractor hood over, sink unit with Swanneck mixer tap and plumbing and space for appliance. There is an integrated fridge, freezer, tiled splashback's, vinyl flooring and a PVCu double glazed door and window overlooking the south facing rear garden.

To the first floor landing there is a PVCu double glazed window to the side, loft inspection point and doorways to all three bedrooms and family bathroom.

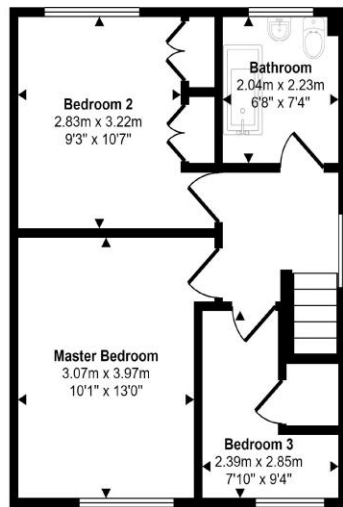
The family bathroom has been fitted with a three-piece suite comprising; bath, pedestal wash hand basin and a low-level WC. There is tiled walls to the wet areas, vinyl flooring and a PVCu window to the rear. Bedroom three has a PVCu double glazed window to the front, built-in over stairs storage cupboard and laid to laminate flooring. Bedroom two has a PVCu double glazed window to the rear, laid to carpet and twin built-in double wardrobes. The master bedroom is laid to carpet and has a PVCu double glazed window to the front. To the front of the property is a small courtyard garden laid to gravel and flagstone steps leading to the front door. To the side of the property is a driveway providing ample off-road parking ahead of the garage. To the rear of the property is an enclosed low maintenance rear garden laid to a flagstone patio with steps down to a garden area and PVCu double glazed French doors leading into the garage which is currently converted into a bar and storage area.

Viewings on the property are highly recommended to appreciate the location and condition on offer.

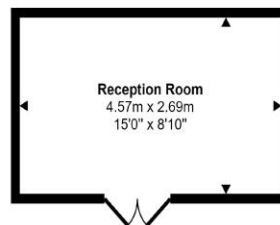
Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 40 sq m / 436 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Reception Room
Approx 12 sq m / 132 sq ft

Denotes head height below 1.5m

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.





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 left into the cul-de-sac where the property can be found on your right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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