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100 Maple Drive

Brackla,

Bridgend,

CF31 2PR

100 Maple Drive

Asking price **£227,500**

Situated in the popular Brackla location is this well-presented three bedroom semi-detached property with downstairs shower room, family bathroom, landscaped rear garden, off-road parking, garage and within close proximity to local schools, shops and amenities.

Three bedrooms

Two bathrooms

Popular Brackla location

Driveway providing off-road parking

Garage

Landscaped rear garden

Well-presented throughout

Short distance to local schools and shops

Within close proximity to junction 35 and 36 of the M4

Viewings highly recommended





A well-presented three bedroom semi-detached property with two bathrooms, landscaped rear garden, garage, off-road parking and situated in the popular Brackla location within close proximity to local schools, shops and junction 35 and 36 of the M4.

The property is entered via a partially glazed door into the entrance hallway with staircase rising to the first floor landing with oak doors leading into the shower room and lounge. The shower room has been fitted with a three-piece suite comprising; corner shower with slide panel doors, low level WC and vanity wash handbasin. There is an obscure glazed window to the side.

The lounge is a spacious room with a bay window to the front allowing lots of natural light into the room, feature fireplace and archway leading into the dining area creating an open plan style living.

The dining room features sliding UPVC doors to the rear giving access out to the garden and a doorway through to the kitchen.

The kitchen has been fitted with a matching range of base and eye level units with squared rolltop space over comprising; sink with mixer tap, built-in oven with four ring burner gas hob and complimentary extractor fan overhead, integral fridge, freezer and washing machine. There are spotlights to the ceiling, double glazed window and a double glazed door to the rear.

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

The main bedroom is an impressive size double room with a double glazed window to the front with picturesque views across the valley. Bedroom two is another well-presented double room benefiting from double built-in wardrobes and a double glazed window to the rear overlooking the garden. Bedroom three is a well-proportioned single room currently used as home office with built-in storage cupboard and a double glazed window to the front. The family bathroom has been fitted with a three-piece suite comprising; low level WC, pedestal wash handbasin and panel bath with waterfall shower overhead. There are fully tiled walls to the wet areas, ornate tiled flooring and an obscure glazed window to the rear.

To the front of the property is a front garden laid to lawn with steps to the property entrance and features driveway to the side providing off-road parking ahead of the garage. To rear of the property is a fully enclosed landscaped garden sectioned into mostly patio with astroturf area and chipping surrounds.

Viewings are highly recommended.





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 where the property can be found on your left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating



Viewing strictly by appointment through
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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

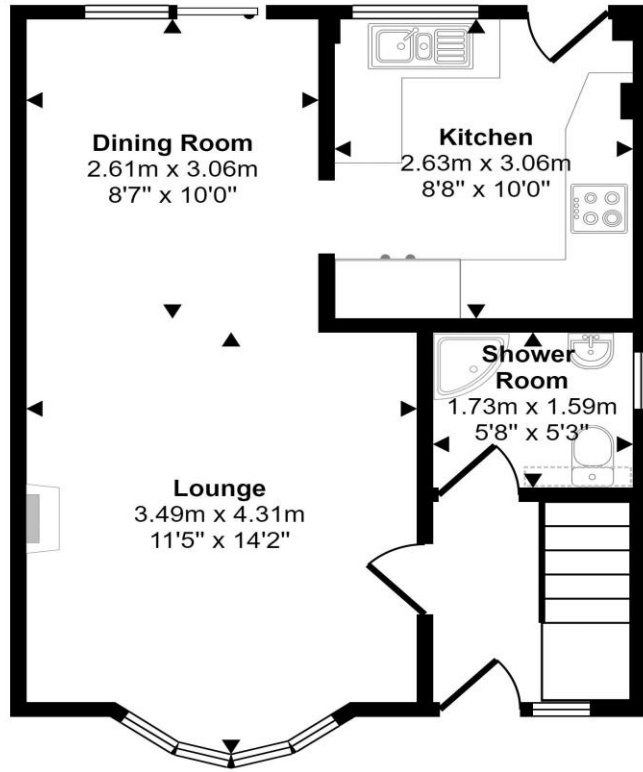
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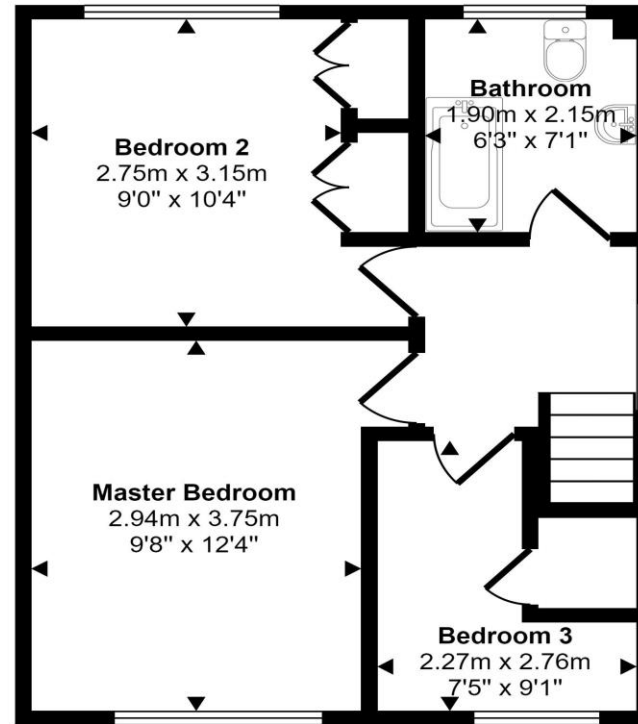
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Approx Gross Internal Area
76 sq m / 823 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 38 sq m / 408 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.

