

45 Maple Drive
Brackla
Bridgend County
CF31 2PF

£229,950



- Two Bedroom Detached Bungalow
- Lounge/diner
- Modern Kitchen
- Shower Room
- Corner plot with many elements to the garden
- NO CHAIN
- Freehold
- Must to view and call the team on 01656750764 to arrange a viewing
- Close to local amenities and schools and M4 links

Ref: PRA10748

Viewing Instructions: Strictly By Appointment Only



General Description

*Immaculately Presented Two Bedroom Detached Bungalow * Daniel Matthew are pleased to offer for sale this two bedroom detached bungalow situated on a corner plot in a popular area Brackla. Comprising Lounge/diner, kitchen, shower room and two double bedrooms. Further benefits off road parking, this unique corner plot has many elements to the garden, private patio area to side side of the kitchen, a front garden with access leading to the enclosed porch, a further side garden from the rear of the porch and rear parking with a detached single garage with a remote control door. Offered with No Onward Chain. Call our team to arrange viewing .

Accommodation



Entrance Porch

Enter via porch which has door access to the front and rear of the property, UPVC double glazed doors and window, plain walls, panel ceiling, carpet flooring, radiator and access into the hallway.



Entrance

Enter into hallway where you can access all rooms, plain walls, carpet flooring, textured ceiling and radiator.



Lounge/Diner (19' 09" x 9' 01") or (6.02m x 2.77m)

Generous well presented lounge/diner with two UPVC double glazed windows, plain walls, textured ceiling, carpet flooring, radiators and feature electric fire and fireplace.



Kitchen (9' 10" x 9' 09") or (3.00m x 2.97m)

Modern kitchen wide a side UPVC double glazed door and window, the kitchen door gives you access to a private patio, range of wall and base units and complimentary worktops, electric hob and extractor over, space for fridge/freezer and space for washing machine, plain walls and tile splash back, stainless steel sink and mixer tap, wooden flooring and radiator.



Shower Room (6' 02" x 6' 02") or (1.88m x 1.88m)

UPVC double glazed obscure window, three piece shower room comprises of shower enclosure with electric shower, low level WC and wash basin vanity unit, tile walls, vinyl flooring, textured ceiling and radiator.



Bedroom One (13' 07" x 9' 07") or (4.14m x 2.92m)

Main bedroom has fitted wardrobes and UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



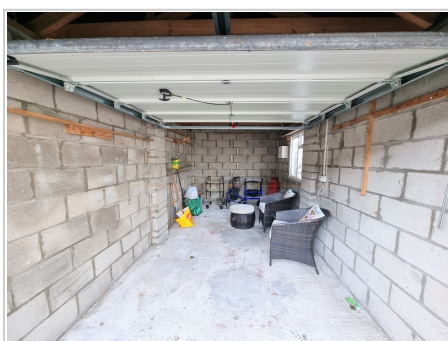
Bedroom Two (10' 09" x 9' 08") or (3.28m x 2.95m)

Second bedroom is a lovely double with a UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.



Garden

Generous corner plot with four elements to it a front private garden with hedge boundary and decorative stones and a path leading to the front door, there is a side patio off from the kitchen with a wall boundary and tow gates accessing the front and drive for parking, there is also a side garden with decorative stones, patio and a shed, last but no least a drive with access to the garage.



Garage

Detached single garage with remote access roller door, power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

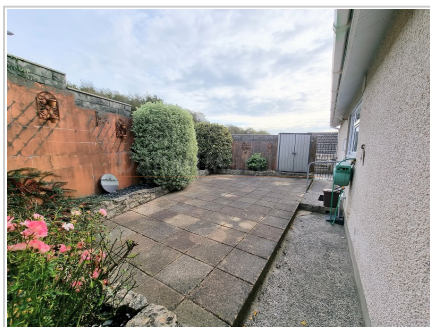
EPC Rating: B84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



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.