

Payton
Jewell
Caines



Maple Drive, Brackla, Bridgend County.
CF31 2PR

£325,000

PJC PAYTON
JEWELL
CAINES

Maple Drive, Brackla, Bridgend County. CF31 2PR

Beautifully presented three bedroom DETACHED property situated on a corner plot at the end of a CUL-DE-SAC within the popular residential area of Brackla. The property comprises entrance hall, wet room to the ground floor and first floor bathroom, kitchen, lounge, dining room, enclosed rear garden, DRIVEWAY PARKING and GARAGE to the front. MUST BE VIEWED!

£325,000

- Beautifully presented three bedroom detached house
- Lounge and dining room
- Kitchen and utility
- Ground floor wet room and first floor bathroom
- Enclosed rear garden, driveway parking and garage
- EPC - D/ Council tax - D



DESCRIPTION

Introducing this beautifully presented three bedroom detached property located on a corner plot at the end of a cul-de-sac. The property is within easy walking distance of Bridgend town centre, good road links to the M4 corridor and McArthur Glen designer outlet. Internal viewing is highly recommended.

ENTRANCE

Via composite front door with leaded glass and frosted side panel.

ENTRANCE HALL (8' 6" x 6' 3") or (2.60m x 1.90m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, tall modern white radiator and carpeted staircase with balustrade. Wall mounted thermostat and doors leading to the downstairs shower room and lounge.

WET ROOM (5' 2" x 6' 2") or (1.58m x 1.88m)

Emulsioned ceiling with spot lights, white tall modern radiator, tiled walls, frosted PVCu window to the side of the property and LVT flooring. Stainless steel wall mounted shower, low level w.c. and pedestal wash hand basin with mirrored light above.

LOUNGE (12' 4" max x 15' 5" max) or (3.77m max x 4.70m max)

Emulsioned and coved ceiling, emulsioned walls, PVCu bay window to the front of the property, a continuation of the laminate flooring, White feature fire surround with marble hearth with insert housing an electric fire and wall lights either side. Internal glazed double doors leading to the kitchen.

KITCHEN (9' 10" x 18' 8") or (3.0m x 5.68m)

Emulsioned and coved ceiling with spot lights, emulsioned walls, tile effect laminate flooring, PVCu double window overlooking the rear garden and French doors leading out to the rear garden. Wall mounted modern radiator. Glazed door leading into the dining area. A range of wall and base units with complementary work surfaces. Neff microwave and oven with slide and hide facility door. Neff five ring hob and extractor above. Island with storage cupboards. Integrated dishwasher, fridge, washing machine and wine cooler, cupboard housing three year old combi boiler, door leading into dining room.

DINING ROOM (16' 1" max x 10' 6" max) or (4.90m max x 3.20m max)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, PVCu bay window to the front of the property and PVCu French doors leading to the side of the property. Door leading into the utility.

UTILITY (5' 11" x 8' 10") or (1.80m x 2.70m)

Emulsioned ceiling and walls, attic hatch, laminate flooring, two cupboard leading into a storage area with shelving. PVCu window to the rear of the property, wall and base units.

LANDING

Via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling and walls, attic access, radiator and PVCu frosted glazed window to the side of the property.



FAMILY BATHROOM (7' 5" x 6' 6") or (2.27m x 1.98m)

Emulsioned ceiling with spot lights. Tiled walls and flooring, vanity station with wall units, Three piece suite comprising low level w.c. porcelain sink with stainless steel mixer tap and p shaped bath with glass screen and stainless steel shower attachment. PVCu frosted double glazed window to the rear of the property and stainless steel towel rail radiator.

BEDROOM 1 (13' 1" x 10' 6") or (4.00m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls, radiator, laminate flooring and PVCu double glazed window to the front of the property.

BEDROOM 2 (11' 6" max x 11' 2" max) or (3.50m max x 3.40m max)

Emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window to the rear of the property and laminate flooring. Built in wardrobes with sliding doors.

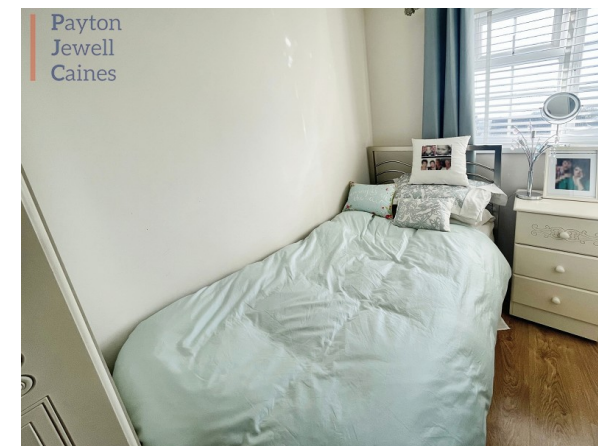
BEDROOM 3 (9' 6" x 6' 3" max) or (2.90m x 1.90m max)

Emulsioned ceiling and walls, laminate flooring, PVCu double glazed window to the front and storage above the stairs with shelving and alcove with wardrobe.

OUTSIDE


Paved driveway to the front of the property, access to the single garage and gate leading to the side garden. Decorative wall surrounding the property.

Landscaped rear garden enclosed by wooden fencing, decorative patio area and astroturf. Dwarf wall planters with mature shrubs. Wooden gate to the side of the property.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Area: 41.3 m² ... 444 ft²

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk