

## 23 Maple Drive, Brackla

£275,000 Freehold

Semi Detached Family Home, Situated In A Quiet Cul-De-Sac • Three Bedrooms • Detached Garage & Driveway • Modern Open Plan Kitchen/Diner • Spacious Lounge, Ideal For Entertaining • Downstairs Shower Room & Family Bathroom • NO ONWARD CHAIN • Front, Side & Enclosed Rear Garden • Easy Access To M4 Corridor, Close To Local Amenities, Schools & Public Transport • Early Viewing's Are Highly Recommended

**DanielMatthew**  
ESTATE AGENTS



Impressive 3-bed semi in quiet cul-de-sac. Modern kitchen/diner, lounge, 2 baths, gardens, garage, driveway. No chain. Close to M4, schools, shops, and transport. Early viewing advised.

Council Tax band: D

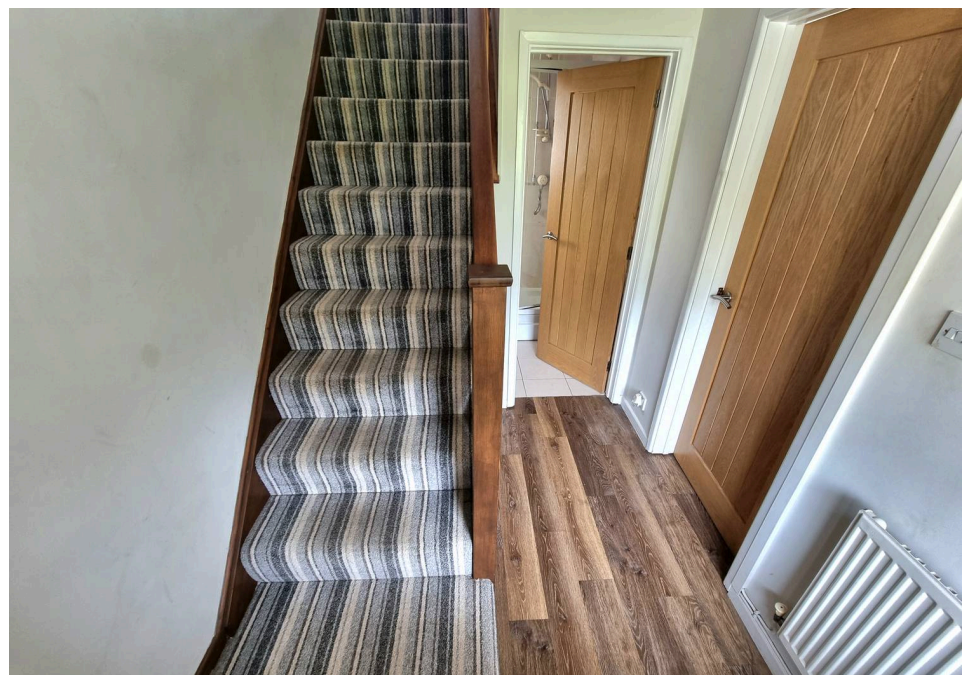
Tenure: Freehold

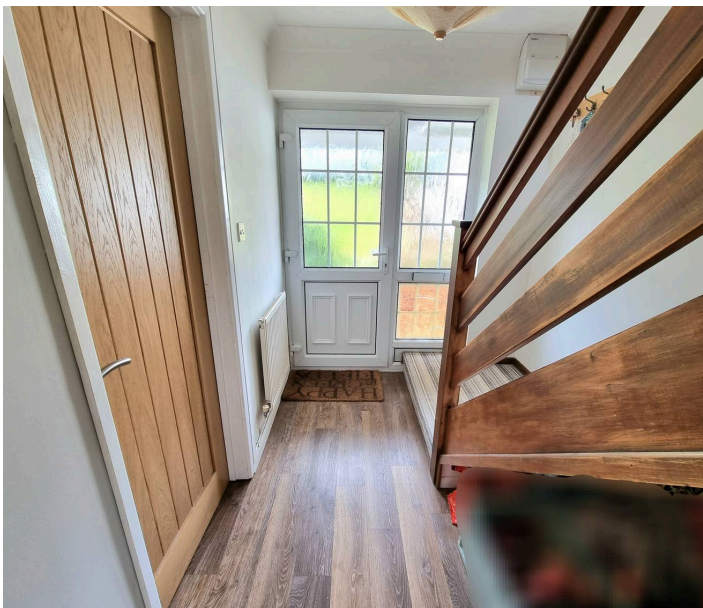
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### **Entrance Hallway**

Enter via a UPVC double glazed obscured door with side obscured glass panel, textured ceiling, plastered walls, Kardean flooring, radiator, electric consumer unit, staircase leading to first floor with storage underneath, a bright and airy hallway, Doors leading into Lounge & Shower Room.

### **Downstairs Shower Room**

6' 2" x 5' 5" (1.87m x 1.64m)

UPVC double glazed obscured window to side aspect, textured ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin and shower cubicle with mains over head shower, radiator.

### **Lounge**

13' 4" x 11' 11" (4.07m x 3.63m)

UPVC double glazed bay fronted window, plastered ceiling with coving, plastered walls, continuation of Kardean flooring, grey column radiator, recently fitted media wall, electric fire place to remain, space for a 55" Television, door leading into open plan Kitchen/Diner

### **Open Plan Kitchen/Diner**

10' 1" x 10' 0" (3.07m x 3.05m)

UPVC double glazed sliding doors leading to enclosed north east facing rear garden, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, continuation of Kardean flooring, a range of high quality matching wall and base units with granite work surfaces, ceramic sink with mixer tap, electric oven with four ring gas hob and extractor fan, plumbing for washing machine, integrated fridge/freezer, wall mounted gas combination boiler, large area for dining table and chairs.



**Bedroom One**

10' 4" x 9' 3" (3.14m x 2.83m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, radiator, wardrobes to remain.

**Bedroom Two**

10' 10" x 9' 7" (3.31m x 2.92m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, fitted carpet, radiator, two built in fitted wardrobes.

**Bedroom Three**

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, radiator, built in storage cupboard.

**Family Bathroom**

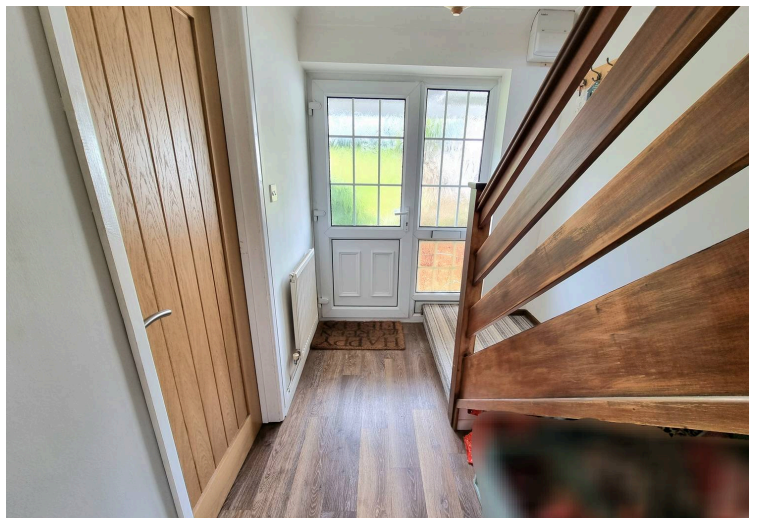
7' 4" x 6' 8" (2.23m x 2.02m)

UPVC double glazed obscured window to rear aspect, textured ceiling with beams, partially plastered and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.

**Garden**

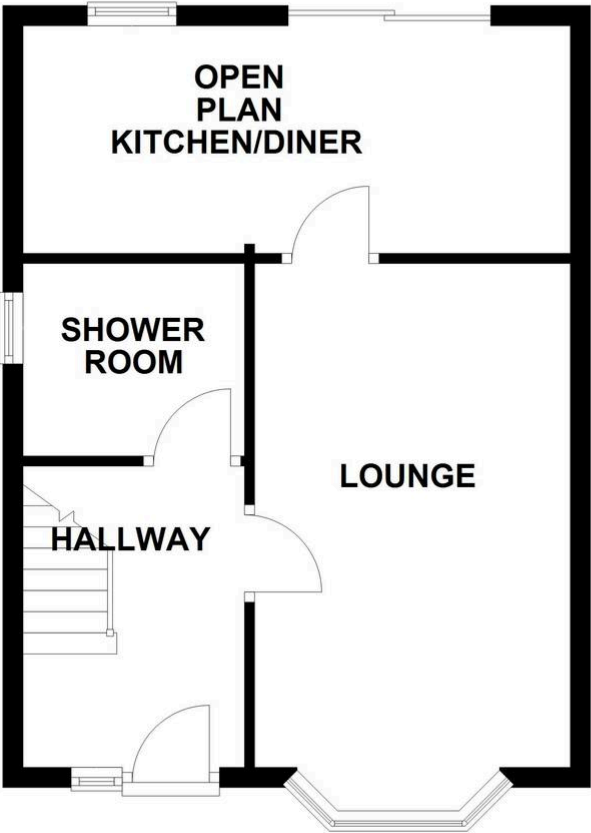
A Large frontage mostly laid to lawn, side access to rear garden, steps leading down to front door, single garage and driveway. Rear - Steps down from Kitchen/Diner, Patio area with artificial lawn.







**GROUND FLOOR**



**FIRST FLOOR**

