

106 Maple Drive
Brackla
Bridgend
CF31 2PR

£215,000



- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- IDEAL FAMILY HOME
- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION
- SITUATED ON A CORNER PLOT
- CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS
- CLOSE TO M4 CORRIDOR
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10752

Viewing Instructions: Strictly By Appointment Only



General Description

**** IDEAL FAMILY HOME **** Daniel Matthew Estate Agents are pleased to offer to the market this three bedroom semi detached property, situated in a corner plot offering driveway and single garage. Property is close to local amenities, great school catchment and public transport. Property comprises to the ground floor, hallway, open plan lounge/diner and kitchen. To the first floor three bedrooms and family bathroom. Further benefits are front, side and rear garden, driveway, single garage, situated in a cul-de-sac location set on a corner plot. Viewings are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door with side glass panel into hallway, textured ceiling with coving, plain walls, wood effect laminate flooring, stairs leading to first floor.



Lounge/Diner (24' 2" x 11' 4") or (7.36m x 3.45m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors leading to rear garden, textured ceiling with coving, plain walls, wood effect laminate flooring, archway opening into dining area, under stairs storage cupboard, two radiators.



Kitchen (8' 11" x 6' 8") or (2.72m x 2.04m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, space for freestanding electric oven, extractor fan, wall mounted combination boiler.



Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls, fitted carpet, doors leading into;-



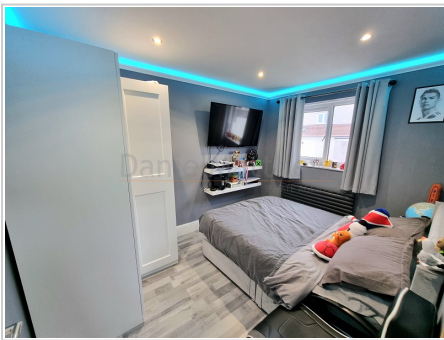
Bathroom (6' 0" x 5' 9") or (1.83m x 1.76m)

UPVC double glazed obscured window to side aspect, panelled ceiling with spot lights, tiled walls, tiled flooring, black column radiator, three piece suite comprising low level WC and floating wash hand basin inset into vanity unit, panelled bath with mains overhead shower and mixer tap.



Bedroom One (12' 9" x 8' 5") or (3.89m x 2.57m)

UPVC double glazed window to front aspect, plain ceiling with spotlights, plain walls, fitted carpet, grey column radiator.



Bedroom Two (11' 0" x 8' 5") or (3.36m x 2.57m)

UPVC double glazed window to rear aspect, plain ceiling with LED lights and spot lights, plain walls, wood effect laminate flooring, grey column radiator.



Bedroom Three (9' 6" x 5' 10") or (2.89m x 1.78m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with one featured papered wall, wood effect laminate flooring, storage cupboard above staircase, radiator.



Outside

Front - Elevated driveway for two cars leading to single garage, steps leading to pathway to front door, artificial lawn area.

Side & Rear - Large patio area to rear garden and side garden, door leading into garage, side gate access, artificial grass.

Services

Mains electricity, mains water, mains gas, mains drainage

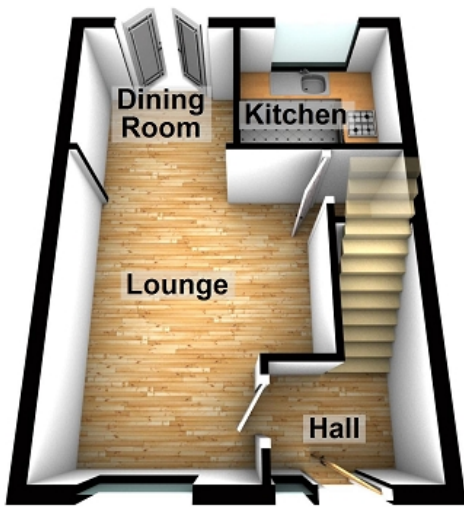
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.