

50 Maple Drive
Brackla
Bridgend
CF31 2PF

£215,000



- Three Bedroom Semi Detached
- Open Plan Lounge / Dining Room
- Fully Fitted Kitchen
- Family Bathroom
- Private Low Maintenance Garden
- Driveway Leading To Garage
- Easy Access To M4
- Close To Amenities & Schools
- No Ongoing chain
- Well Presented

Ref: PRA10785

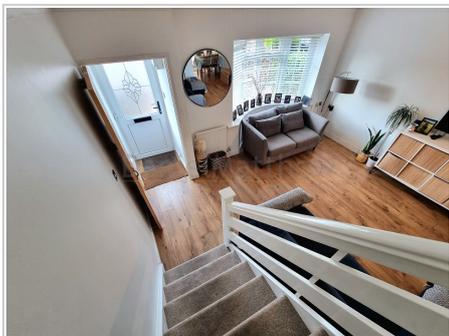
Viewing Instructions: Strictly By Appointment Only



General Description

*****CUL DE SAC LOCATION WITH NO ONGOING CHAIN***** Daniel Matthew Estate Agents are pleased to offer to the market this well presented three bedroom semi detached property, situated in a cul de sac location with a private rear garden, driveway and single garage. The property is close to local amenities, schools and transport links. The property comprises to the ground floor, hallway, open plan lounge/diner and kitchen with French doors out onto the rear garden. To the first floor three bedrooms and family bathroom. Viewing's are highly recommended, please call 01656 750764 to speak to a member of our team.

Accommodation



Hallway

Enter via UPVC front door into hallway. Door leading to lounge.



Lounge (14' 9" x 14' 8") or (4.50m x 4.46m)

Situated to the front of the property with a UPVC bay window with blinds. Skimmed walls and ceiling with coving. Wood laminate flooring. Open plan staircase to first floor. Radiator. Archway leading through into dining room.



Dining Room (9' 3" x 7' 6") or (2.81m x 2.28m)

French doors leading out onto the garden decking. Skimmed walls and ceiling with coving. Wood laminate flooring. Radiator. Archway to kitchen.



Kitchen (8' 11" x 6' 7") or (2.73m x 2.01m)

UPVC double glazed window over looking rear garden. Skimmed ceiling with coving, tiling to splash back and tiled flooring. A fully fitted kitchen with a range of matching wall and base units with complimentary work surfaces, one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, integrated fridge / freezer and electric oven with gas hob and canopy extractor over. Wall mounted combination boiler.



Landing

Carpeted staircase to first floor. UPVC window to side elevation. Access to loft which has a ladder, some boarding and a light. Doors off to all first floor rooms.



Bedroom One (13' 1" x 8' 2") or (4.0m x 2.50m)

Situated to the front of the property over looking the front garden. UPVC double glazed window with blinds and radiator under. Fitted carpets. Skimmed walls and ceiling with coving.



Bedroom Two (10' 9" x 8' 3") or (3.28m x 2.51m)

Situated to the rear of the property over looking the pleasant garden. UPVC double glazed window with blinds and radiator under. Fitted carpets. Skimmed walls and ceiling with coving.



Bedroom Three (9' 10" x 6' 2") or (2.99m x 1.87m)

Situated to the front of the property over looking the front garden. UPVC double glazed window with blinds. Radiator. Fitted carpets. Skimmed walls and ceiling with coving. Over the stairs storage cupboard.



Bathroom (6' 1" x 6' 0") or (1.85m x 1.82m)

The bathroom is to the rear with an obscure glazed UPVC window. Three piece suite in white with shower off the taps and shower curtain. Tiled walls Vinyl flooring and radiator. Spot light.



Garden

The rear garden is spacious and private and includes a lovely decked area. It has bark and turf. Access to the front via a side gate.

The front is open plan with a generous driveway leading to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

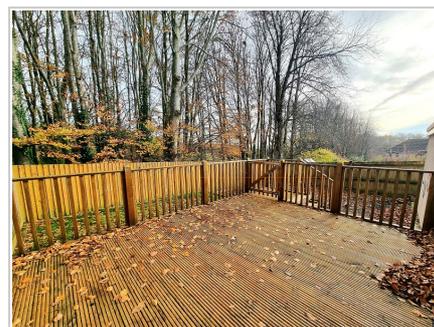
EPC Rating: C74

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.