

# HUNTERS®

HERE TO GET *you* THERE



## Maple Drive

Brackla, Bridgend, CF31 2PR

£190,000



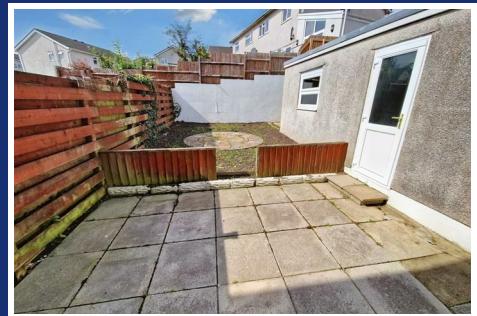
Council Tax: C



# 104 Maple Drive

Brackla, Bridgend, CF31 2PR

£190,000



## General

Conveniently off junction 35 or 36 of the M4 in South Wales. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Brackla is a community in the east of Bridgend in Bridgend County Borough. Brackla has a population of 11,749. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

## Hallway

with carpets, papered walls and textured ceilings with central lighting, radiator, upvc front door, stairs to first floor

## Lounge / Dining

24'8" x 11'4" (at widest) (7.52m x 3.45m (at widest)) with carpets, skinned walls and textured ceilings which are coved with central lighting, two radiators, bay window to front and patio doors to rear, stone fireplace and feature under window with gas fire, under stair storage cupboard.

## Kitchen

9'7" x 6'11" (2.92m x 2.11m) with vinyl flooring, skinned walls and textured ceilings with central lighting, selection of base and wall units in white gloss with granite effect worktops and tiled back splash, extractor hood, window to rear, wall mounted combi boiler.

## Landing

with carpets, skinned walls and textured ceilings

with central lighting, wood bannister, radiator, attic access, window to side.

## Bedroom 1

13'6" x 8'7" (4.11m x 2.62m) with carpets, skinned walls and textured ceilings with central lighting, windows to front, radiator

## Bedroom 2

11'7" x 8'7" (3.53m x 2.62m) with carpets, skinned walls and textured ceilings with central lighting, windows to rear, radiator

## Bedroom 3

8'4" x 5'10" (2.54m x 1.78m) with carpets, skinned walls and textured ceilings with central lighting, windows to front, radiator, built in cupboard over stairwell.

## Bathroom

6'6" x 6'1" (1.98m x 1.85m) with cushioned flooring, skinned / tiled walls and textured ceilings with central lighting, 3 piece white suite wc and sink and bath with over bath electric shower, radiator, window to side.

## Garden

Enclosed rear gardens with patio against house and rear chipped area, side access to front. Single garage with up an over front door and door to side access with power and lighting.

Open front gardens with lawn and concrete path, tarmac driveway



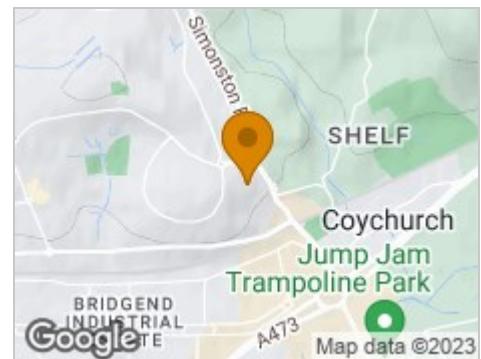
## Road Map



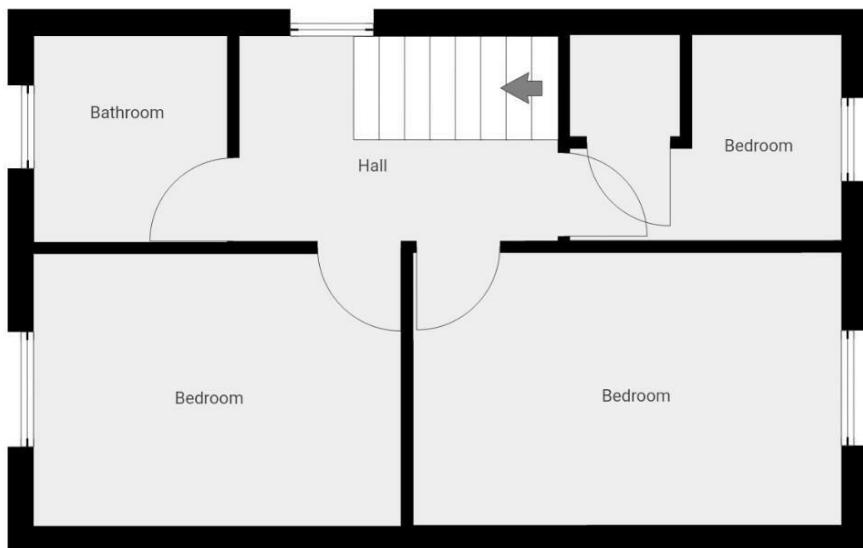
## Hybrid Map



## Terrain Map



## Floor Plan

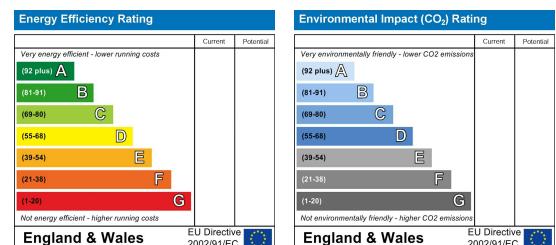


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## Viewing

Please contact our Hunters Bridgend Lettings Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.