



139 Maple Drive
Brackla, Bridgend
CF31 2PR

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A Well Presented Semi-Detached Property.

£148,000 - Freehold

- Located On The Popular Brackla Development.
- Entrance Hall, Lounge.
- Dining Room, Kitchen.
- Conservatory, Shower Room.
- Two Double Bedrooms.
- Further Single Bedroom.
- Family Bathroom.
- Front & Rear Gardens.
- Off-Road Parking, Detached Garage.
- EPC Rating: 'D'.

Bridgend Town Centre – 2.8 miles

M4 (J36) – 2.7 miles

Cardiff City Centre – 19.9 miles

Swansea City Centre – 24.5 miles

(All distances are approximate)



The Property

Enter the Entrance Hall through a double glazed uPVC front door with obscured double glazed uPVC panel to the side. A door leads to the Lounge which benefits from a central feature electric fireplace and a large double glazed uPVC window to the front elevation. A broad archway leads to the Dining Room which has ample space for freestanding furniture. Timber and glazed double doors leads to the part brick and uPVC double glazed Conservatory, which has French doors lead to the rear enclosed garden. The Kitchen is comprehensively fitted with a range of base and wall units with roll top laminate work surface and inset bowl and a half single drainer stainless steel sink. Integrated appliances to remain include 'Indesit' electric oven, 'Neb' four ring gas hob with contemporary extractor over, 'Kenwood' integrated dishwasher, and an integrated fridge freezer. Space and plumbing is provided for freestanding washing machine. Wall mounted gas central heating combi-boiler. Double glazed uPVC window to the rear elevation and a timber and glazed door leads to the Conservatory. The ground floor accommodation is further complimented by the Shower Room which has been fitted with a three piece white suite comprising; low level WC, pedestal wash basin and shower cubicle with thermostatic shower.

The First Floor Landing is accessed by a carpeted staircase from the Entrance Hall. Doors lead to Bedroom One which benefits from a range of fitted wardrobes and bedroom furniture, and has a double glazed uPVC window to the front elevation. Bedroom Two is a good sized double bedroom to the rear of the property. In addition to the two double Bedrooms is Bedroom Three which is a single bedroom to the front of the property. The Family Bathroom is fitted with a three piece suite comprising; low level WC, pedestal wash basin and panelled bath with shower fixings over.

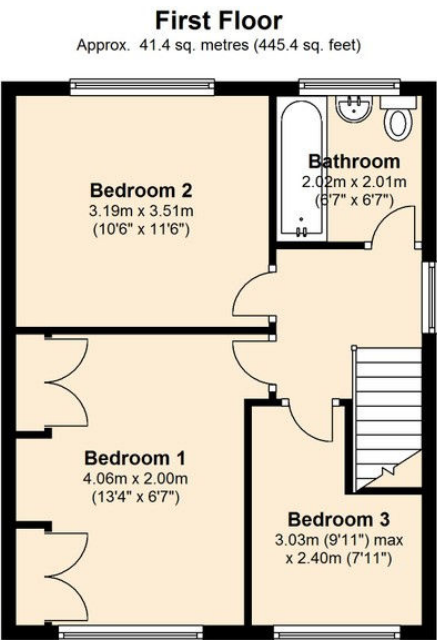
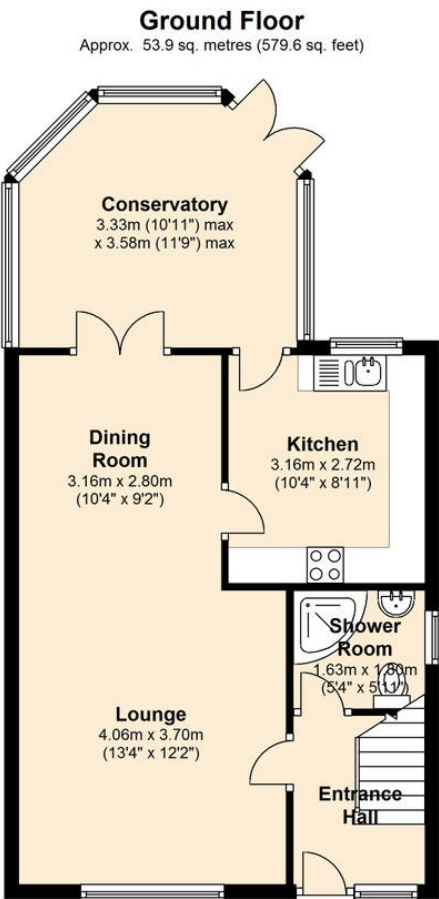
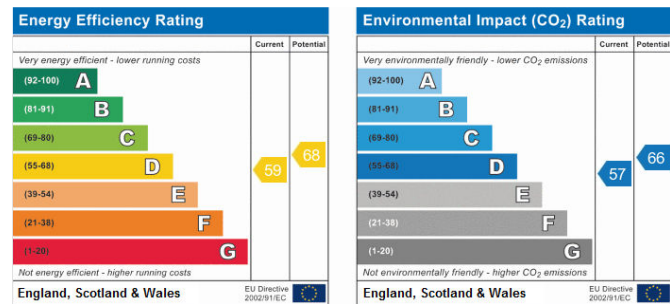
The front garden is mainly laid to lawn with driveway leading down to the side of the property offering ample space for off-road parking and leads to single detached Garage. The Garage benefits from an up and over manual door, electrical power and lighting points. The rear enclosed garden is accessed via timber gate to side of the property and has been laid with a variety of lawned, paved patio and decked seating areas. Borders have been planted with a variety of mature shrubbery.

The Location

Situated at the edge of the popular Brackla development this property is well located for easy access to all local amenities and transport links. Within Brackla is 'The Triangle' retail precinct which benefits from a supermarket, newsagents, pharmacy, hairdressers, off-licence, vets, and a range of takeaways. Within a short distance is Bridgend town centre where there are a number of retail opportunities, coffee shops, restaurants, and public houses. To the south of Bridgend lies the Glamorganshire Coastline with a number of well regarded beaches and outdoor pursuits. For commuters, the property is well located for access to the M4 with both junctions 35 & 36 being within a short drive. Mainline railway services are available from Bridgend Railway station.



Floorplan & EPC



Total area: approx. 95.2 sq. metres (1025.0 sq. feet)



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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