



68, Maple Drive  
Bridgend, CF31 2PF

Watts  
& Morgan



# 68, Maple Drive

Brackla, Bridgend CF31 2PF

**£235,000 Freehold**

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An extended two bedroom detached bungalow situated in a popular location in Brackla. Being sold with no onward chain. Located within walking distance of local shops, amenities, schools and great access to Junction 36 of the M4 and Bridgend Town Centre. This well maintained property comprises of lounge/dining room, kitchen, inner hallway, bathroom, WC, two good sized bedrooms and a conservatory. Externally offering a private driveway, single garage and a low maintenance rear garden. EPC Rating "TBC".

## Directions

\*Bridgend - 3.0 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a uPVC door into the kitchen, the kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splashback, window to the side and a door leading to the inner hallway. Integrated appliances to remain include 4-ring induction hob with eye-level 'Neff' oven and grill, under-counter fridge and freezer. One cupboard houses the gas combination boiler. There is space provided for a freestanding washing machine. The inner hallway benefits from carpeted flooring and all doors lead off. Bedroom one benefits from carpeted flooring, fitted wardrobes and a window to the rear. Bedroom two benefits from carpeted flooring and door leading into the conservatory to the rear. The conservatory benefits from tiled flooring, windows overlooking the rear garden and a partly glazed door out to the rear garden. The lounge/dining room is to the front of the property with a great size room with carpeted flooring and two sets of windows to the front.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, partly tiled walls and window to the side. The inner porch leads into the cloakroom fitted with a WC and wash-hand basin with tiled flooring and window to the side.

### GARDENS AND GROUNDS

Approached off Maple Drive No.68 benefits from a driveway with off road parking for 3 vehicles to the side of the property leading down to the single garage with manual door and power supply. To the rear is a fully enclosed low maintenance garden laid with patio slabs with abundance of mature shrubs and flowers and a separate greenhouse.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D". Council Tax Band "D".

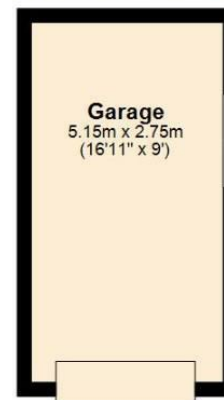




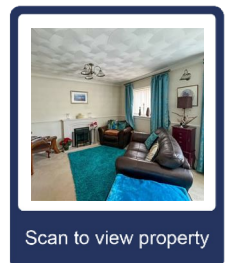
Main area: Approx. 78.5 sq. metres (845.4 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.4 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.4 sq. feet)



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>61</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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