

Ty Gwyn Drive,
Brackla,
Bridgend County.
CF31 2QF

249,950



- Three Bedroom Detached
- Single Garage
- Ground floor Shower Room
- Lounge/Diner
- Parking for Several Cars
- Garden To Front And Rear
- Good Transport Links
- Close To Amenities
- Call Our Team To Arrange A Viewing

Ref: PRA10454

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are pleased to offer for sale this three bedroom Detached property in an ideal location close to schools, amenities and bus routes. Situated on the popular estate of Ty Gwyn Drive. Property comprises lounge/diner, fitted kitchen, downstairs shower room. To the first floor three bedrooms and family bathroom, gardens to front and rear, driveway, single garage. Call today to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via composite font door with side obscured panel. Radiator. Understairs storage cupboard. Plain walls. Textured ceiling. Stairs to first floor. Door to lounge.

Lounge/Diner (24' 0" x 11' 10") or (7.32m x 3.61m)

UPVC Double glazed Bay window to front aspect. UPVC Double glazed Double sliding patio doors leading to rear garden. Textured ceiling. Coving. Modern wood fire surround with marble inset and matching hearth housing gas fire. Archway leading into dining room. Plain walls. LVT Flooring. Radiator. Door leading to kitchen.



Kitchen (9' 10" x 8' 10") or (3.00m x 2.69m)

UPVC double glazed window to rear aspect. UPVC double glazed door with obscured glazed panel to side aspect. Matching wall and base units with complementary work surface. Stainless steel sink and drainer with mixer tap over. Integrated hob and oven with hood. Plumbing for washing machine. Space for fridge freezer. Textured ceiling. Plain walls with a tiled splashback. Tiled flooring. Radiator.



Shower Room

UPVC double glazed obscured window to the side aspect. Low level WC. Modern wash hand basin mounted on a wooden cabinet. Tiled splashback. Fully tiled shower cubicle with shower over. Laminate flooring. Radiator. Plain walls. Textured ceiling.

Landing

UPVC Double glazed window to side aspect. Textured ceiling. Plain walls. Carpet flooring. Access to loft. Doors to all first floor rooms.



Bedroom One (13' 9" x 9' 7") or (4.19m x 2.92m)

UPVC Double glazed Window to front aspect. Textured ceiling. Plain walls. Carpet flooring. Radiator.



Bedroom Two (9' 10" x 9' 7") or (3.00m x 2.92m)

UPVC Double glazed window to rear aspect. Textured ceiling. Plain walls. Radiator. Two double built in wardrobes.



Bedroom Three (10' 7" x 8' 7") or (3.23m x 2.62m)

UPVC Double glazed window to front aspect. Textured ceiling. Plain walls. Radiator. Built in cupboard.



Bathroom (6' 5" x 6' 7") or (1.96m x 2.01m)

UPVC Double glazed obscured window to rear aspect. White suite comprising low level WC, pedestal wash hand basin, panelled bath. Textured ceiling. Plain walls with tiled splashback.

Garage (16' 11" x 8' 11") or (5.16m x 2.72m)

UPVC Double glazed window to side aspect. Light and power. Up and over metal door.



Outside

Front - Mainly laid to lawn. Tarmac driveway leading to garage with up and over door. Steps leading to the front door. Views across Coychurch.

Rear - Paved patio area mainly laid to lawn. Access to both sides via a small gate. Tiered garden area to the side of the property. Wall and fenced boundaries

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 63

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band D

Deposit: NOT KNOWN



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.