

44 Ty Gwyn Drive
Brackla
Bridgend
CF31 2QF

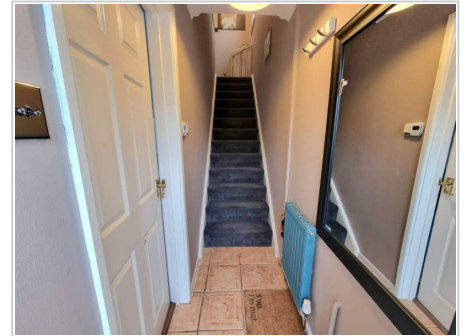
£210,000



- SEMI DETACHED PROPERTY
- NO CHAIN
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- RECENTLY FITTED BATHROOM
- CONSERVATORY
- FRONT & REAR GARDEN
- DRIVEWAY & GARAGE
- IDEAL FAMILY HOME
- CALL TODAY ON 01656 750764

Ref: PRA10803

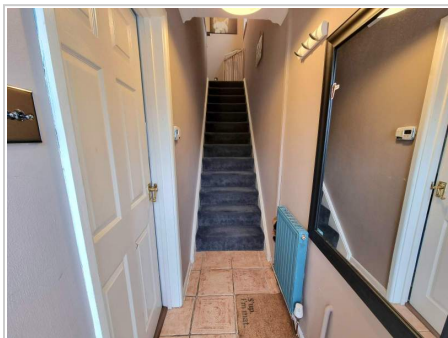
Viewing Instructions: Strictly By Appointment Only



General Description

**** THREE BEDROOM SEMI DETACHED WITH GARAGE **** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom Semi-Detached property in an ideal location close to schools, amenities and bus routes. Situated on the popular estate of Ty Gwyn Drive. Property comprises to the ground floor, hallway, lounge/dining room, kitchen and conservatory. To the first floor three bedrooms and family bathroom. Further benefits are driveway, single garage, front & rear garden, double glazing throughout and gas central heating, property is being sold with no ongoing chain, Call today to arrange a viewing on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed door into hallway, textured ceiling with coving, plain walls, tiled flooring, radiator, staircase leading to first floor, electric consumer unit, door leading into;-



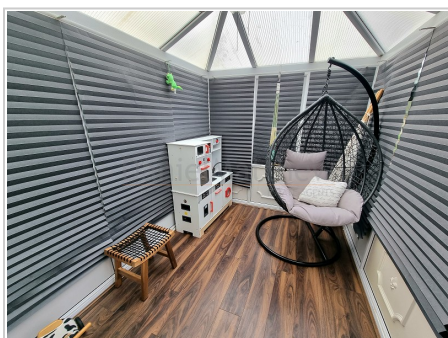
Lounge/Diner (24' 1" x 11' 5" Max) or (7.35m x 3.48m Max)

UPVC double glazed bay fronted window, UPVC double glazed sliding doors leading to conservatory, plain ceiling with coving, plain walls, laminate flooring, understairs storage cupboard, space for dining table and chairs, three radiators.



Kitchen (9' 1" x 6' 8") or (2.76m x 2.04m)

Newly fitted kitchen, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, space for fridge/freezer, plumbing for washing machine and slim line dishwasher, wall mounted boiler.



Conservatory (9' 9" x 7' 4") or (2.98m x 2.24m)

UPVC double glazed door leading to rear garden laminate flooring.



Landing

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, fitted carpet, loft access, doors leading into;-



Bathroom (6' 4" x 6' 2") or (1.92m x 1.89m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, P-shaped bath with mixer tap and mains over head shower, wall mounted column radiator.



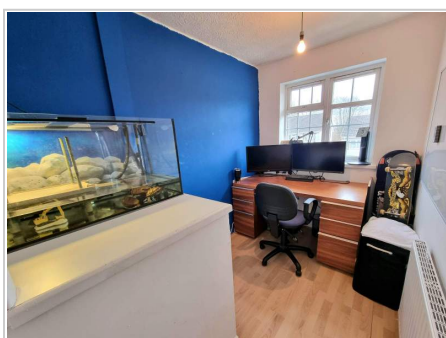
Bedroom One (13' 2" x 8' 2") or (4.01m x 2.48m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Two (10' 9" x 8' 1") or (3.28m x 2.47m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, laminate flooring, radiator.



Bedroom Three (9' 11" x 6' 3") or (3.01m x 1.91m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.



Outside

Front - Driveway leading to single garage, steps leading up to front door, decorative stone chippings, side gate access leading to rear garden.

Rear - raised area with artificial grass, patio area, steps leading up to laid to lawn area, and at the top of the garden is another patio area with rear gate.

Services

Mains electricity, mains water, mains gas, mains drainage

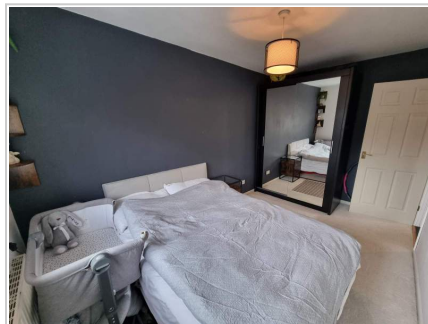
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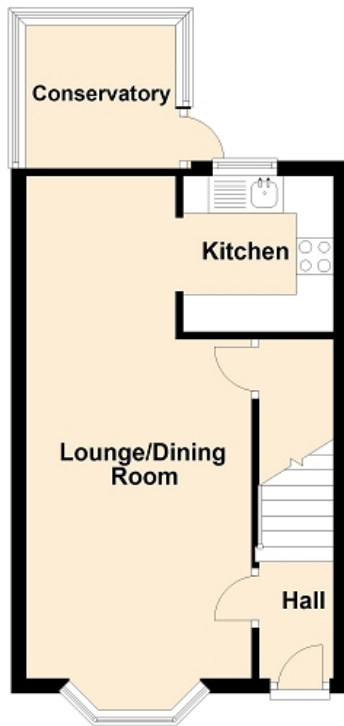
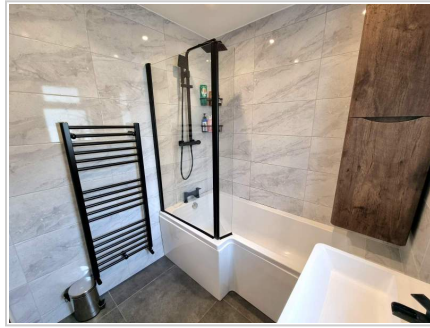
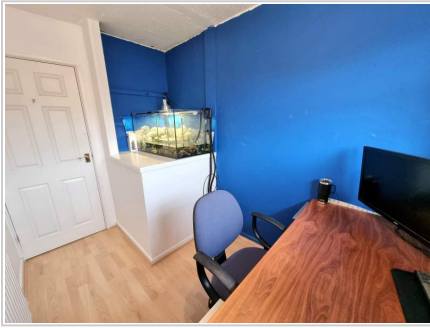
Tenure

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.