

64 Ty Gwyn Drive
Brackla
Bridgend County
CF31 2QG

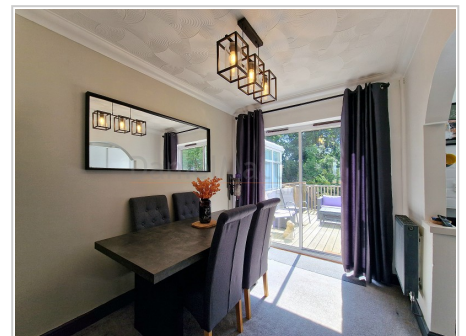
£215,000



- Three Bedroom Semi Detached
- Lounge/Diner
- Kitchen
- Garage
- Off Road Parking
- Garden To Front and Rear
- Close To Amenities
- Good Transport Links
- Call To Arrange An Appointment

Ref: PRB10261

Viewing Instructions: Strictly By Appointment Only



General Description

* THREE BEDROOM SEMI DETACHED - Daniel Matthew are pleased to offer for sale this well presented three bedroom semi detached situated on the popular estate of Brackla. Comprising hallway, lounge/diner and kitchen. To the first floor three bedrooms and family bathroom. Further benefits off road parking, garden, garden to front and rear. Close to local amenities and schools, good transport links. Viewing's are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, comprising textured ceiling, plain walls, radiator, tiled flooring, stairs to first floor, door to lounge.



Lounge/Diner (23' 07" x 10' 09" x 7' 1") or (7.19m x 3.28m x 2.16m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, understairs storage cupboard, carpet flooring, radiator, feature fireplace. To the dining area, patio doors leading to rear garden, arch to kitchen



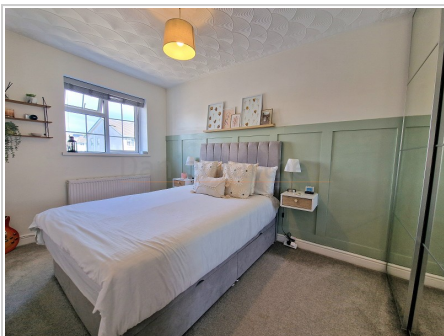
Kitchen (9' 07" x 6' 11") or (2.92m x 2.11m)

UPVC double glazed window to rear aspect. Matching wall and base units, integrated hob and oven, stainless steel sink/drainage, space for fridge/freezer, plumbing for washing machine, tiled flooring, plain walls with tiled splashback.



Landing

UPVC double glazed obscured window to side aspect, textured ceiling, access to loft, plain walls, carpet flooring, door to all first floor rooms.



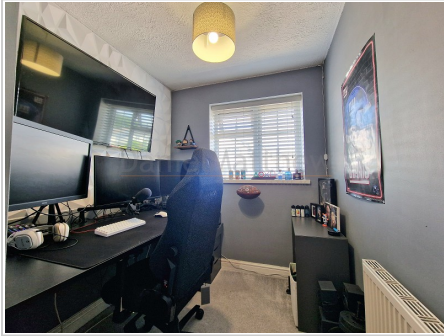
Bedroom One (12' 05" x 7' 05") or (3.78m x 2.26m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with decorative panelling, carpet flooring, radiator.



Bedroom Two (10' 05" x 7' 05") or (3.18m x 2.26m)

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



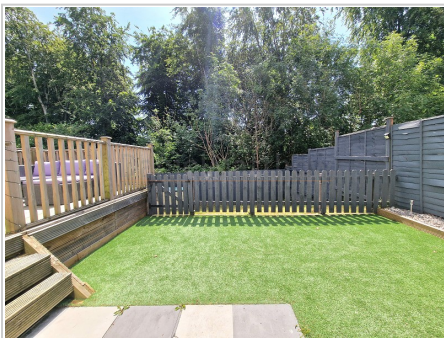
Bedroom Three (9' 01" x 6' 01") or (2.77m x 1.85m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with modern feature panelling, carpet flooring, radiator, airing cupboard.



Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over. Radiator, vinyl flooring.



Outside

Front - Decorative gravel, side access to rear garden, drive way leading to garage.
Rear - Raised decking area ideal for seating and entertaining, laid to lawn area, fenced boundaries, artificial grass area.

Garage

Up and over door.

Services

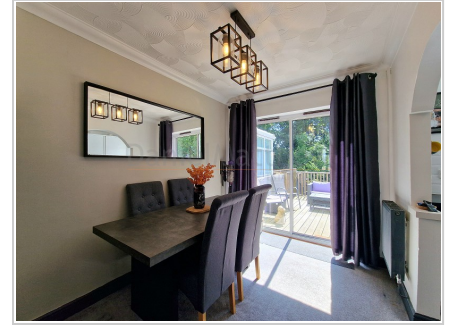
Mains electricity, mains water, mains gas, mains drainage

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.