



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

£220,000



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Three bedroom semi detached house comprising entrance hall, lounge, dining area, CONSERVATORY, kitchen, family bathroom, three bedrooms, enclosed rear garden, SINGLE GARAGE and driveway parking. Viewing recommended.

£220,000 - Freehold

- Three bedroom semi detached house
- Lounge/diner
- Conservatory
- Enclosed private rear garden
- Driveway and single garage, EPC - C / Council tax band - C
- Viewing highly recommended



DESCRIPTION

Introducing this immaculately presented three bedroom semi detached home benefiting from an enclosed private rear garden and single garage with off road parking. The property is located in a popular location at the edge of Brackla and is within easy access to Bridgend town centre, the M4 corridor and McArthur Glen designer outlet. Internal viewing is highly recommended.

ENTRANCE

Via part glazed and frosted composite door with double glazed glass side panel into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling with centre light, emulsioned walls, skirting, radiator and fitted carpet. Stairs leading to the first floor and doorway into the lounge.

LOUNGE (14' 10" x 11' 3") or (4.51m x 3.44m)

Artexed and coved ceiling with centre pendant light, emulsioned walls, skirting and laminate flooring. Feature gas fire with stone surround and wooden mantle, arch opening to the dining room and door leading into under stairs storage. Radiator and large PVCu double glazed window overlooking the front of the property.

DINING ROOM (8' 10" x 7' 7") or (2.70m x 2.31m)

Artexed and coved ceiling with centre pendant light, emulsioned walls, skirting, radiator and a continuation of the laminate flooring. Sliding door leading into the conservatory and door leading into the kitchen.

KITCHEN (8' 10" x 6' 7") or (2.70m x 2.00m)

Artexed and coved ceiling with centre spot lights, tiled walls and flooring in slate effect. The kitchen comprises a range of base and wall units in high gloss white with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Space for washing machine, integrated electric oven and induction hob with chrome extractor hood. Integrated fridge/freezer and dishwasher, wall mounted combination boiler and PVCu double glazed window overlooking the rear of the property.

CONSERVATORY (8' 11" x 7' 7") or (2.72m x 2.30m)

Perspex roof, dwarf wall surrounding PVCu double glazed windows, tiled flooring, centre pendant light and PVCu double glazed French doors leading to the rear garden.

LANDING

Via stairs with fitted carpet and handrail. Artexed ceiling with centre pendant light, loft access, emulsioned walls, skirting and a continuation of the fitted carpet.

FAMILY BATHROOM (6' 6" x 6' 2") or (1.98m x 1.89m)

Artexed ceiling with centre light, tiled walls and vinyl flooring in tile effect, wall mounted chrome towel rail radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising L-shaped bath with chrome overhead shower, low level w.c. and vanity sink unit with storage drawers and chrome mixer tap.



BEDROOM 1 (13' 2" x 7' 9") or (4.01m x 2.35m)

Artexed ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

BEDROOM 2 (10' 9" x 7' 10") or (3.27m x 2.38m)

Artexed ceiling with centre pendant light, emulsioned walls, skirting, a continuation of the fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

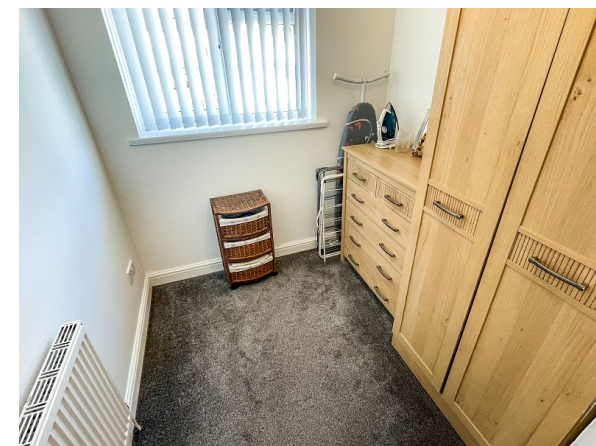
BEDROOM 3 (9' 5" max x 6' 6" max) or (2.86m max x 1.99m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting, radiator, a continuation of the fitted carpet and PVCu double glazed window overlooking the front of the property. Built in storage over the stairs with radiator and shelving.

OUTSIDE


Enclosed rear garden backing onto the woodland, paved area with decorative stone and wooden decked area to the rear of the garden and side access.

Off road parking for one car, front garden laid to lawn with paving leading to the front door and access into the garage via a traditional up and over door with power and lighting. Gate leading to the rear garden.

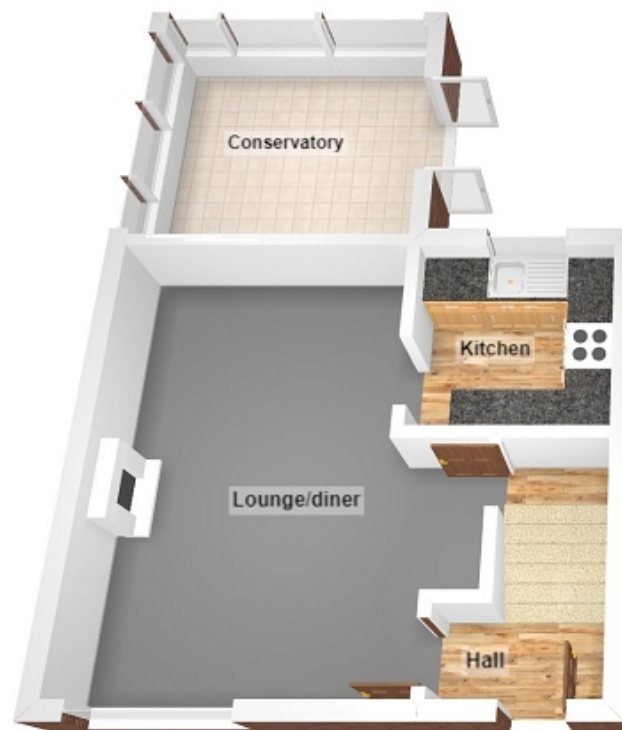


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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