

Payton
Jewell
Caines



Ty Gwyn Drive, Brackla, Bridgend . CF31
2QF

£225,000



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Traditional three bedroom semi detached house comprising entrance hall, DOWNSTAIRS WC, open plan lounge/ diner, kitchen, family bathroom, three bedrooms, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE. Ideal first time purchase. Early viewing highly recommended.

£225,000 - Freehold

- Three bedroom house
- Downstairs WC
- Gas combination boiler
- Two double bedrooms with built in wardrobes plus one single
- Enclosed rear garden/ EPC - C, Council tax band - D
- Off road parking/ Garage



DESCRIPTION

We are pleased to introduce for sale this well presented three bedroom semi detached house benefiting from open plan lounge/diner, modern kitchen, downstairs WC, family bathroom, two double bedrooms plus one single bedroom, good sized landscaped rear garden, garage and off road parking.

The property is located in a small cul de sac in a desirable location at the edge of Brackla and is within easy walking distance of Bridgend town centre, the M4 corridor and McArthur Glen designer outlet. Internal viewing is highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door with frosted glazed side panel into entrance hall finished with artexed and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and wooden flooring. Stairs leading to first floor.

DOWNSTAIRS W.C. (6' 0" x 5' 7") or (1.83m x 1.71m)

Artexed ceiling, centre light, emulsioned walls with tiling to splash back area, radiator, PVCu frosted double glazed window overlooking the side of the property, skirting and wood effect lino flooring. Two piece suite comprising low level WC and wall mounted sink with chrome mixer tap and vanity unit.

LOUNGE/DINER (13' 3" x 12' 2") or (4.04m x 3.70m)

Artexed and coved ceiling, centre light, emulsioned walls with dado rail, feature fireplace with wooden surround, mantel and marble hearth housing electric fire, PVCu double glazed window overlooking the front of the property, radiator, skirting and oak flooring. Open arch way into dining.

DINING AREA (10' 4" x 9' 2") or (3.16m x 2.80m)

Artexed and coved ceiling, centre light, emulsioned walls with dado rail, sliding PVCu double glazed door leading to rear garden, radiator, skirting and oak flooring. Space for dining table and chairs. Bi-fold wooden doors leading to kitchen.

KITCHEN (10' 4" x 8' 10") or (3.16m x 2.70m)

Skimmed ceiling with sunken spot light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property and PVCu frosted double glazed doors leading to rear garden, skirting and wood flooring. A range of wall and base units in a shaker style cream gloss with complementary wood effect laminate work surface. Integrated electric oven with four ring gas hob and chrome extractor fan, one and a half stainless steel sink with chrome mixer tap. Space for washing machine and space for freestanding fridge/freezer. Cupboard housing gas combination boiler which was installed three years ago.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Artexed ceiling, centre light, access to loft which is boarded, smoke alarm, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and a continuation of the fitted carpet. Doors to three bedrooms and family bathroom.



FAMILY BATHROOM (7' 4" x 6' 7") or (2.23m x 2.00m)

Skimmed and coved ceiling with centre spot lights, wall mounted electric mirror, chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, tiled walls and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer taps and bath with chrome mixer taps and overhead chrome shower with curved glass screen.

BEDROOM 1 (13' 0" x 9' 5") or (3.97m x 2.87m)

Artexed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, two double built in wardrobes, skirting and fitted carpet.

BEDROOM 2 (10' 10" x 9' 5") or (3.29m x 2.88m)

Artexed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, two double built in wardrobes with hanging rail and shelving, skirting and fitted carpet.

L-SHAPED BEDROOM 3 (9' 9" max x 8' 9" max) or (2.96m max x 2.66m max)

Artexed ceiling, centre spot lights, emulsioned walls, built in storage and built in storage cupboard over the stairs, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden laid to Indian sandstone patio, area laid to lawn with raised beds. Gated side access to the front of the property with further storage area laid to artificial grass which leads to garage.

Off road parking for two vehicles to the front of the property and an area of laid lawn with steps leading to front door.

GARAGE


Power and light installed.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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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