

Payton
Jewell
Caines



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

£214,950

PJC PAYTON
JEWELL
CAINES

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

Three bedroom semi detached house comprising entrance hall, lounge, diner, modern fitted kitchen, CONSERVATORY, three bedrooms, family bathroom, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE. Early viewing highly recommended. Ideal first time purchase.

£214,950

- Three bedroom semi detached house
- Open plan lounge/diner/kitchen
- Conservatory
- Enclosed rear garden
- Off road parking/ Single garage
- Council tax band C/ EPC - C



DESCRIPTION

Introducing this three bedroom semi detached house benefiting from open plan living to the ground floor featuring bay window in the lounge, diner, modern fitted kitchen and conservatory.

The property is situated in the residential area of Brackla originally constructed in the 1990s and within walking distance of the Tremains Primary School and Archbishop Mcgrath Secondary School. The M4 motorway is within a short drive at Junction 35.

ENTRANCE

via part frosted glazed PVCu front door into the entrance hall finished with artexed ceiling, centre pendant light, emulsioned walls, skirting, wall mounted fuse board, radiator and fitted carpet. Door to lounge/diner. Stairs leading to the first floor.

LOUNGE (16' 7" max x 11' 3" max) or (5.06m max x 3.44m max)

Textured and coved ceiling, centre light, emulsioned walls, PVCu double glazed bay window overlooking the front of the property, two radiators, feature electric fireplace with wooden surround, wooden mantel and tiled hearth, door to under stair storage with shelving and light, skirting and wood effect laminate flooring. Arch way through to dining.

DINING AREA (8' 10" max x 7' 6" max) or (2.70m max x 2.28m max)

Textured and coved ceiling, centre light, emulsioned walls, radiator, skirting and a continuation of the wood effect laminate flooring. Aluminium double glazed sliding door leading to conservatory. Arch way through to kitchen.

KITCHEN (8' 11" max x 6' 9" max) or (2.72m max x 2.05m max)

Textured ceiling with feature beams, centre spot lights, emulsioned walls with white subway tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, skirting and gloss grey tiled flooring. A range of wall and base units in a slab gloss effect with complementary square edge work surface. Space for washing machine and freestanding fridge/freezer. Integrated double electric oven, four ring gas hob with overhead chrome extractor fan. One and a half inset black resin sink with black mixer tap.

CONSERVATORY (9' 9" x 7' 11") or (2.97m x 2.42m)

Perspex pitched roof, centre light, PVCu double glazed units set on dwarf wall, radiator, skirting and grey tiled flooring. PVCu double glazed door leading to rear garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet. Artexed ceiling, centre pendant light, access to loft, smoke alarm, emulsioned walls, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to family bathroom and three bedrooms.

FAMILY BATHROOM (6' 2" x 6' 2") or (1.88m x 1.87m)

Textured and coved ceiling, centre spotlight, fully tiled walls in a natural stone effect, wall mounted chrome towel radiator, inset shelving with lighting, frosted PVCu double glazed window overlooking the side of the property and slate effect laminate flooring. Three piece suite comprising low level WC, table top mounted sink with chrome mixer tap and bath with overhead chrome shower and folding glass screen.



BEDROOM 1 (13' 0" x 8' 2") or (3.97m x 2.48m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and grey wood effect laminate flooring.

BEDROOM 2 (10' 10" x 8' 2") or (3.30m x 2.50m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and grey wood effect laminate flooring.

BEDROOM 3 (9' 10" max x 6' 2" max) or (2.99m max x 1.88m max)

Textured ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and grey wood effect laminate flooring. Door to storage area over the stairs with shelving.

OUTSIDE

Steps leading to tiered rear garden with area laid to decorative stones, area laid to lawn enclosed via feather edge fence, space for shed, side return with decorative stone and pathway leading to gated side access.

Off road parking to the front of the property for up to two vehicles leading to garage. Pathway and steps leading to the front door. Area laid to lawn with raised borders and mature shrubs. Side gated access to the rear garden.

GARAGE

Traditional up and over door.

NOTE

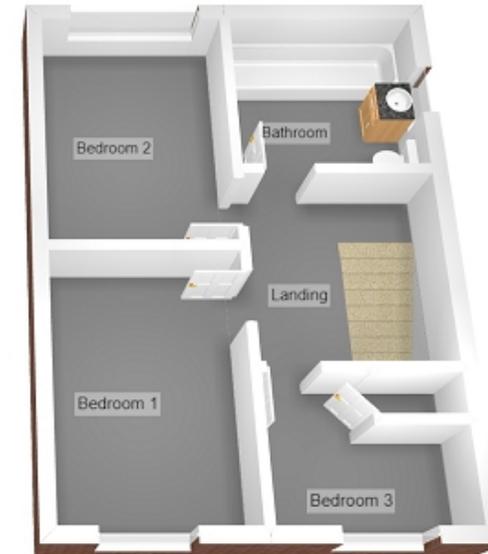
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(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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