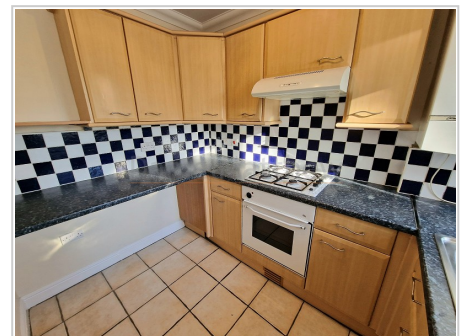


65 Ty Gwyn Drive  
Brackla  
Bridgend County  
CF31 2QG

£214,950



- Three Bedroom Semi Detached
- Lounge/Diner
- Conservatory
- Off Road Parking
- Garage
- No Onward Chain
- South Facing Rear Garden
- Call To Arrange A Viewing 01656 750764



Ref: PRA10432

Viewing Instructions: Strictly By Appointment Only

## General Description

\* Three Bedroom Semi Detached \* Daniel Matthew are pleased to offer for sale this semi detached property situated on the popular estate Brackla. Comprising hallway, lounge/diner, kitchen and conservatory. To the first floor three bedrooms and family bathroom. Further benefits off road parking, garage, south facing rear garden. Offered with No Onward Chain, Call our team to arrange a viewing 01656 750764.

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## Accommodation

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### Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, plain walls, carpet flooring, radiator, stairs to first floor, door to lounge.



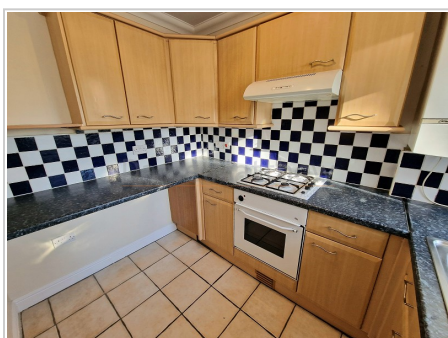
Lounge/Diner (11' 03" Max x 24' 01" x 7' 6" Min) or (3.43m Max x 7.34m x 2.29m Min)

UPVC double glazed bay window to front aspect, textured ceiling, plain walls, carpet flooring, gas fire with surround, three radiators, understairs storage cupboard, UPVC double glazed sliding patio doors leading to conservatory, door to kitchen.



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

UPVC double glazed built with dwarf wall, tiled flooring, French doors leading to rear garden.



Kitchen (6' 04" x 8' 08") or (1.93m x 2.64m)

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



Landing

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

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### Bedroom One (13' 01" x 7' 07") or (3.99m x 2.31m)

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

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### Bedroom Two (7' 08" x 10' 07") or (2.34m x 3.23m)

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

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### Bedroom Three (6' 05" x 9' 08" Max) or (1.96m x 2.95m Max)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, storage cupboard.

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### 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, heated towel rail.

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### Outside

Front - Off road parking, laid with decorative stone, side access to rear garden.

Rear - Fenced boundaries, laid patio, decorative stone.

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## Garage

Single garage with 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 D



*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.*