

31 Ty Gwyn Drive
Brackla
Bridgend County
CF31 2QF

£219,500



- Larger Style Three Bedroom Semi
- Garage
- Off Road Parking
- Shower Room
- Garden To Front and Rear
- Close To Amenities
- Good Transport Links
- Viewing Recommended



Ref: PRA10469

Viewing Instructions: Strictly By Appointment Only

General Description

* Three Bedroom Larger Style Semi Detached * Daniel Matthew are pleased to offer for sale this larger style three bedroom semi detached situated on the popular estate Ty Gwyn Drive. Comprising hallway, shower room, lounge/diner, kitchen. To the first floor three bedrooms and family bathroom. Further benefits off road parking for several vehicles, single garage with roof replaced 3 years ago, garden to front and rear. With good transport links and easy access to amenities. Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, comprising textured ceiling, plain walls, laminate flooring, radiator, understairs storage cupboard, stairs to first floor, doors to ground floor.



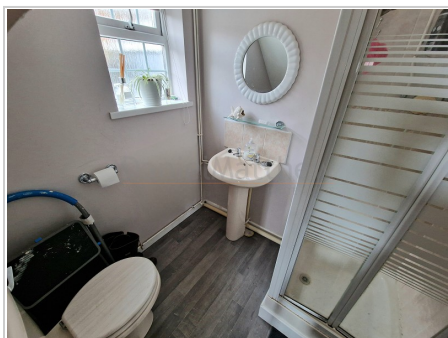
Lounge/Diner (25' 04" x 12' 01" x 9' 1") or (7.72m x 3.68m x 2.77m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, gas fire with stone surround, laminate flooring, two radiators, UPVC double glazed French doors leading to rear garden, door to kitchen.



Kitchen (8' 08" x 11' 0") or (2.64m x 3.35m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Matching wall and base units, integrated hob and oven, plumbing for washing machine and dishwasher, space for fridge/freezer, stainless steel sink/drainage.



Shower Room

UPVC double glazed obscured window to side aspect. Textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle.

Landing

UPVC double glazed window to side aspect, textured ceiling, access to attic, plain walls, vinyl flooring, doors leading to all first floor rooms.



Bedroom One (8' 06" x 13' 04") or (2.59m x 4.06m)

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



Bedroom Two (10' 04" x 11' 04") or (3.15m x 3.45m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted wardrobe, radiator, cork flooring.



Bedroom Three (10' 06" x 8' 07" x 5' 5") or (3.20m x 2.62m x 1.65m)

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



Bathroom

UPVC double glazed obscured window to rear aspect, tiled flooring, panelled bath, pedestal wash hand basin, radiator.

Garage

Up and over door, power and lighting, UPVC double glazed window to rear aspect.



Outside

Front - Laid to lawn, off road parking for several vehicles.

Rear - Laid to lawn, patio area, fenced boundaries with side gate leading to driveway.

Services

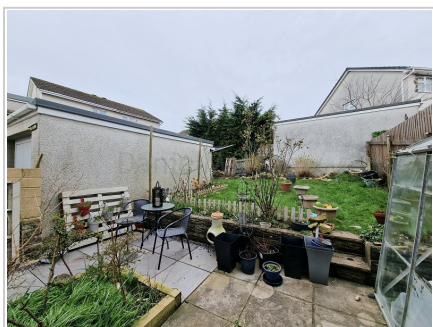
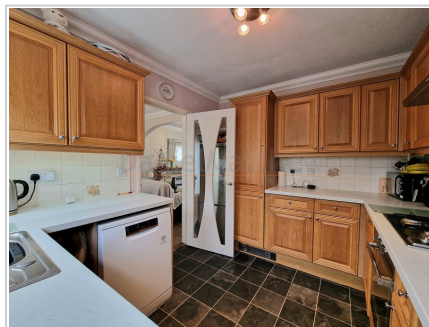
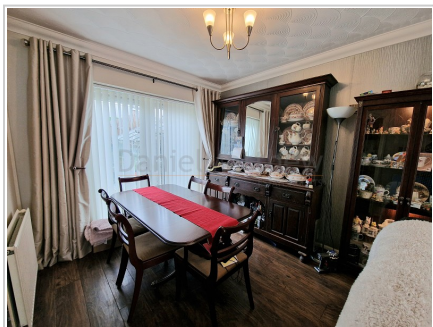
Mains electricity, mains water, mains gas, mains drainage

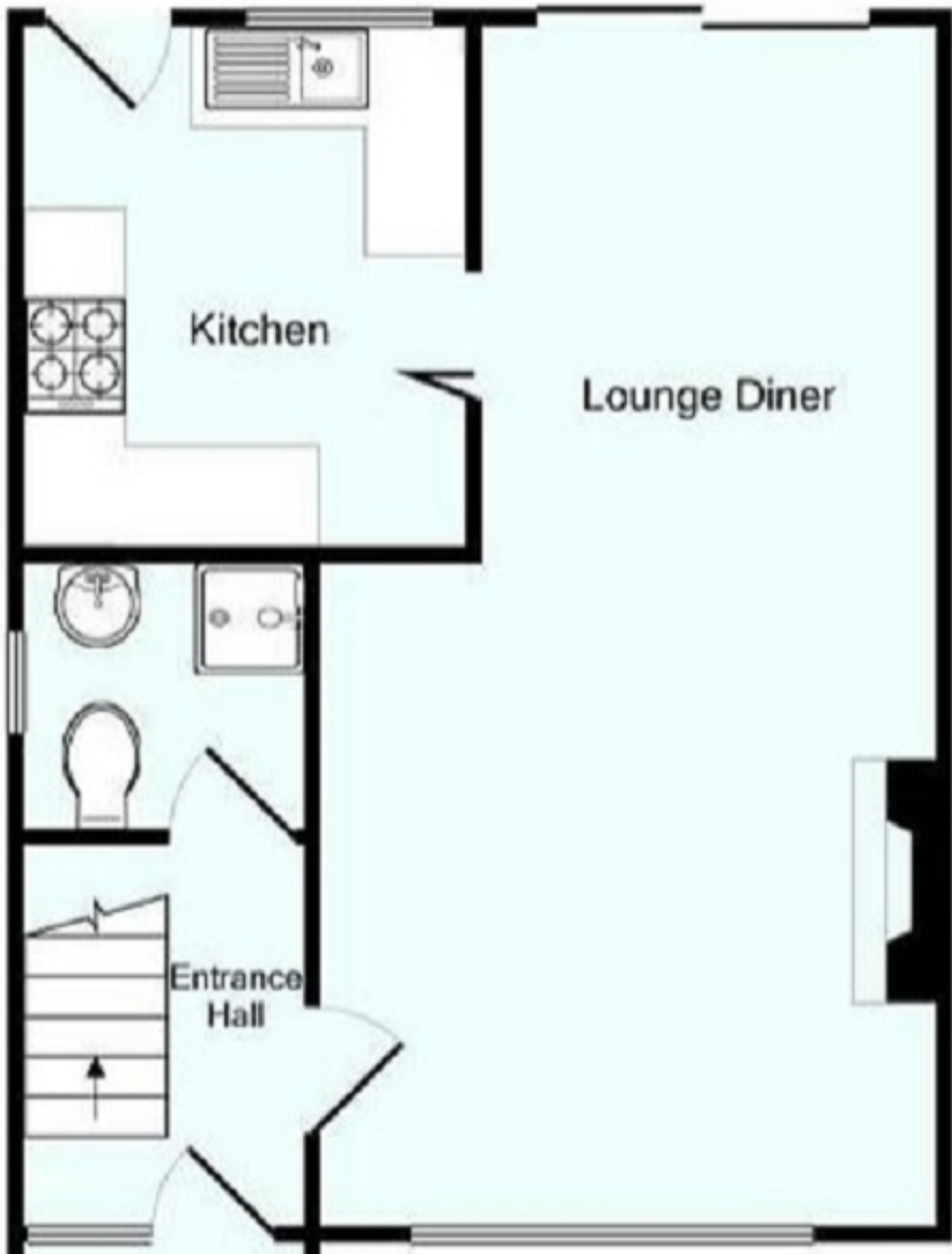
Tenure

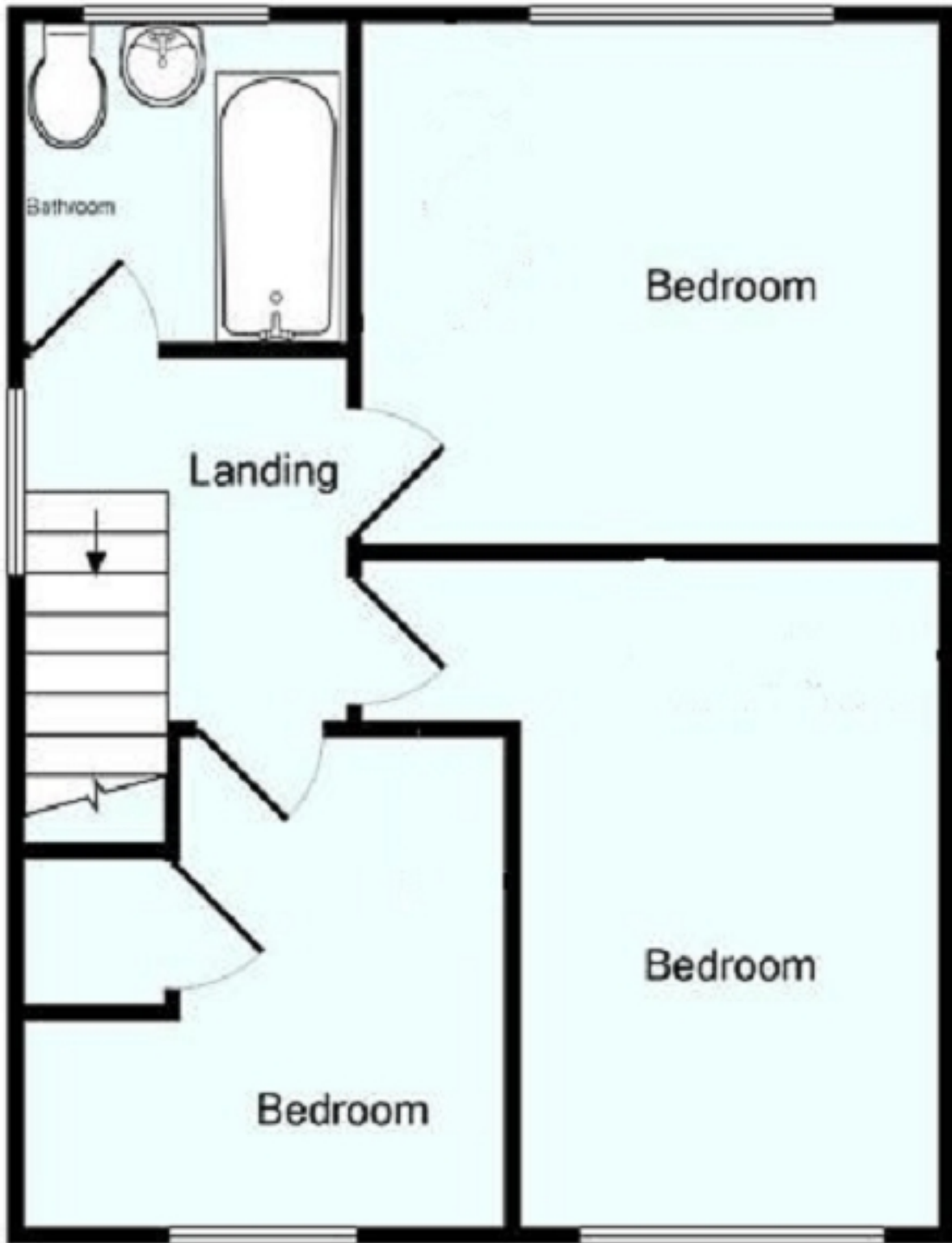
We are informed that the tenure is Freehold

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.