

176 Ty Gwyn Drive
Brackla
Bridgend
CF31 2QJ

£239,950



- Larger Style Semi Detached Property
- Three Bedrooms
- Downstairs Shower Room
- Two Reception Rooms
- Ideal Family Home
- Front & Rear Garden
- Driveway
- Easy Access To M4 Corridor
- Close to Local Amenities, Schools and Shops
- Call Today To Arrange A Viewing On 01656 750764

Ref: PRA10887

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FAMILY HOME *** Daniel Matthew Estate Agents are delighted to offer to the market this larger style three bedroom semi detached property situated in the sought after area of Ty Gwyn Drive, Brackla. Property comprises to the ground floor, hallway, shower room, lounge, dining room and kitchen. To the first floor, large landing, three bedrooms and family bathroom. Further benefits are front and rear garden, garage which has been converted and driveway, close to local amenities, great school catchment and easy access to M4 corridor. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed door into hallway, textured ceiling, plain walls, tiled flooring, radiator, staircase leading to first floor, doors leading into;



Lounge (13' 1" x 12' 3") or (3.98m x 3.73m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls with one papered feature wall, fitted carpet, radiator, electric fireplace, archway leading into dining room.



Dining Room (10' 4" x 9' 3") or (3.16m x 2.81m)

UPVC double glazed patio doors leading to rear garden, textured ceiling with coving, plain walls, laminate flooring, radiator, door leading into Kitchen.



Kitchen (10' 4" x 8' 10") or (3.16m x 2.69m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, space for fridge/freezer, plumbing for washing machine and dishwasher. Four ring gas hob with built in electric oven, Extractor hood. Single drainer sink unit with mixer tap. Part panel/part double glazed door, Wall mounted combination boiler.



Downstairs Shower Room (5' 10" x 5' 2") or (1.78m x 1.57m)

UPVC double glazed obscured window to side aspect, plain ceiling with spot lights, tiled walls, tiled flooring, three piece suite comprising low level WC, corner floating wash hand basin, corner shower cubicle with over head mains, radiator.



Landing

UPVC double glazed window to side aspect, textured ceiling with coving and loft access, plain walls, fitted carpet, doors leading into;-



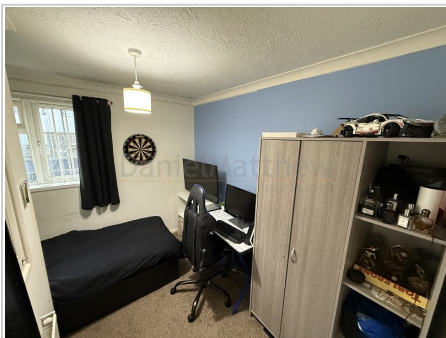
Bedroom One (13' 7" x 9' 8") or (4.13m x 2.94m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with one feature papered wall, fitted carpet, built in wardrobes, radiator.



Bedroom Two (10' 2" x 9' 7") or (3.09m x 2.92m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, laminate flooring, radiator, built in fitted wardrobes.



Bedroom Three (9' 10" Max x 9' 11" Max) or (3.0m Max x 3.01m Max)

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



Bathroom (6' 8" x 6' 7") or (2.04m x 2.01m)

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls, tiled splashback, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.



Outside

Front - The frontage is open plan with laid to lawn area and footpath leading to front door. Driveway for approx two/three vehicles which leads to rear garden.

Single garage converted by current owners, currently used as storage, but has potential to be used as a office/gym/summer room.

The rear garden is low maintenance laid to paving, enclosed mainly by brick wall.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

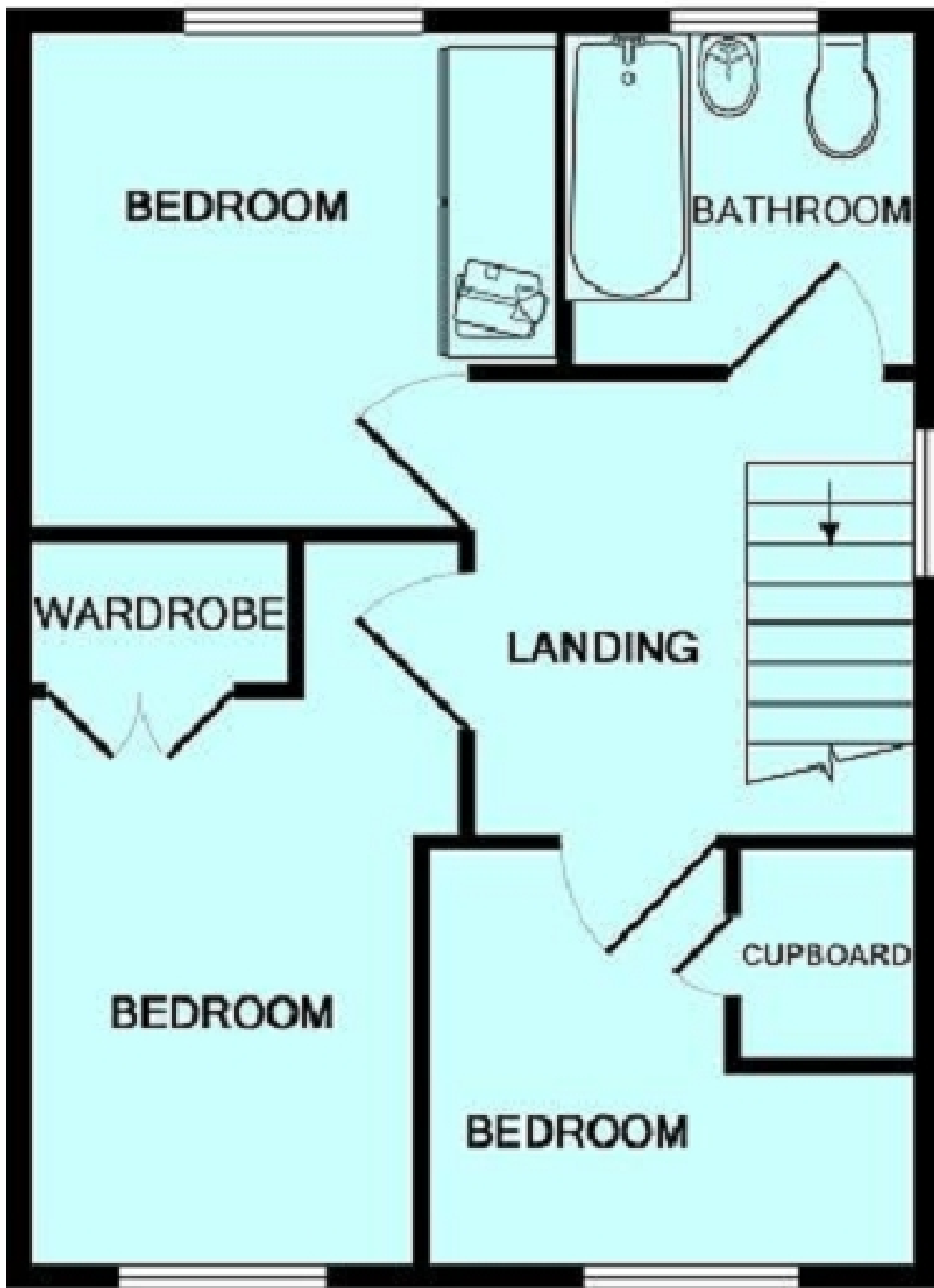
Tenure

We are informed that the tenure is Freehold





GROUND FLOOR



1ST FLOOR

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.