

106 Ty Gwyn Drive
Brackla
Bridgend
Bridgend County
CF31 2QG

£215,000



- SEMI DETACHED BUNGALOW ON A FLAT LOCATION
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- SHOWER ROOM
- DRIVEWAY LEADING TO GARAGE
- SET ON A CORNER PLOT, POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLS & M4 CORRIDOR
- GARAGE USED FOR STORAGE AND OFFICE SPACE
- LOW MAINTENANCE FLAT FRONT & REAR GARDEN
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10892

Viewing Instructions: Strictly By Appointment Only

General Description

*** TWO BEDROOM SEMI-DETACHED BUNGALOW ON A FLAT LOCATION *** Daniel Matthew Estate Agents are pleased to offer to the market this two bedroom traditional semi-detached bungalow, situated on a popular location in Brackla. Property comprises of entrance hallway, lounge/diner, kitchen, shower room, two bedrooms and converted garage with storage and office / work space. Further benefits are driveway, set within a corner plot with a generous size garden to front and rear. The property has great access to local amenities including local schools, Brackla Triangle Shopping Centre 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 front door into hallway. Artexed and coved ceiling with access into the loft. Fitted carpets. Radiator. Doors to all rooms.



Lounge/Diner (16' 8" x 11' 10") or (5.08m x 3.61m)

Situated to the front of the property with a UPVC georgian style bow window with blinds over looking the front garden. Fitted carpets. Radiator. Mantle and hearth with an inset gas fire.



Kitchen (11' 2" x 9' 4") or (3.41m x 2.84m)

A fully fitted kitchen situated to the rear of the property with a UPVC double glazed window over looking the garden with blinds to remain. The kitchen comprises of a range of wall and base units to include inset draws. Coordinating work surfaces, stainless steel sink with drainer and mixer tap, integrated electric oven with gas hob and extractor over. Plumbing for washing machine and space for tall fridge freezer. Wall mounted boiler. Artexed ceiling with light and vinyl flooring. Radiator.



Shower Room (6' 1" x 5' 7") or (1.86m x 1.70m)

A fully tiled shower room with obscure UPVC double glazed window. A three piece suite which includes a WC, pedestal wash hand basin and double walk in shower with screen. Heated towel rail and ceramic tiled floor.



Bedroom One (13' 7" x 9' 7") or (4.14m x 2.92m)

Situated to the rear of the property with a UPVC double glazed window over looking the rear garden with blinds to remains and radiator under. Artexed ceiling and fitted carpets. Built in wardrobes.



Bedroom Two (10' 4" x 8' 11") or (3.15m x 2.71m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Artexed ceiling. Fitted carpets. Mirror fronted built in wardrobes.



Garage Conversion

The garage has been split into two with storage at the front. The rear of the garage is accessed from the garden and has been turned into a very handy room, ideal for office space or work room.



Garden

The rear garden is flat, maintenance free and fully enclosed with a large patio area and decorative stones.

The front is open plan with driveway leading to the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

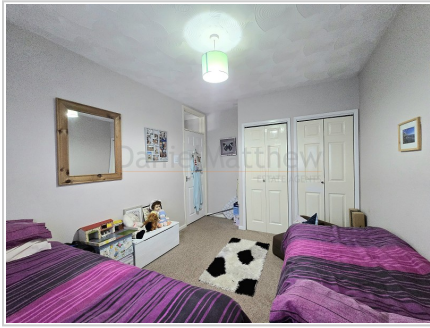
EPC Rating: C72

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.