



17, Ty Gwyn Drive
Bridgend, CF31 2QF

Watts
& Morgan



17, Ty Gwyn Drive

Brackla, Bridgend CF31 2QF

£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully renovated three-bedroom semi-detached home, ideally positioned in a popular area of Brackla. Just a short walk from local shops, schools and amenities, the property also offers convenient access to Bridgend Town Centre and Junction 36 of the M4.

The accommodation comprises: entrance hall, open-plan lounge/dining room and a modern kitchen.

To the first floor: two double bedrooms, a single bedroom and a contemporary family bathroom.

Externally, the property benefits from two driveways providing off-road parking for multiple vehicles, a single garage and an enclosed rear garden.

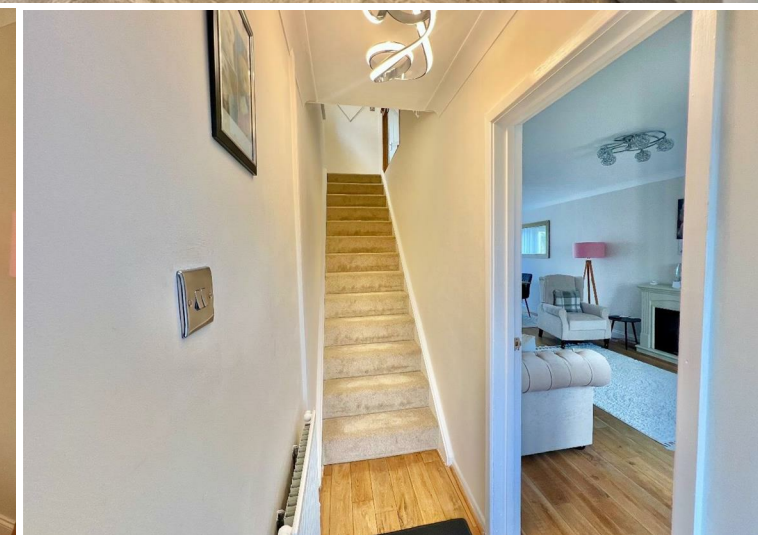
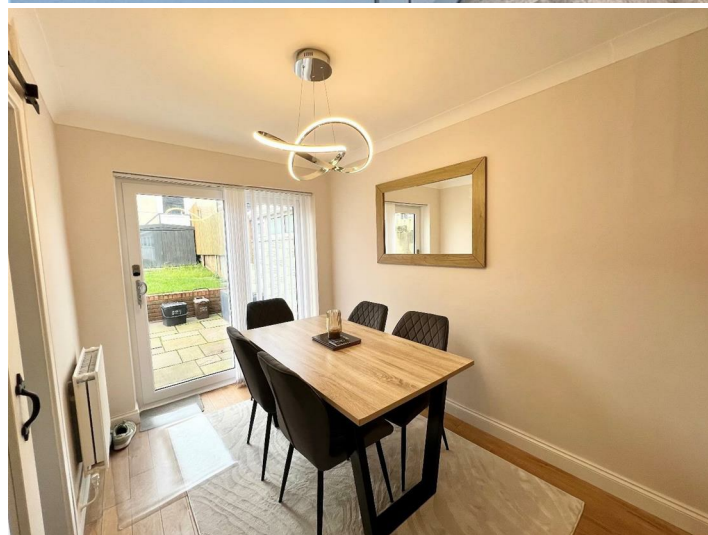
Directions

* Bridgend - 1.6 Miles * Cardiff - 23.0 Miles * J36 of the M4 - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the property opens into an inviting entrance hall featuring wood flooring and a carpeted staircase rising to the first floor. The open-plan lounge/dining room is a generous reception space, complete with a front bay window, central feature electric fireplace, engineered oak flooring and ample room for both lounge and dining furniture. A useful understairs storage cupboard is provided and sliding doors open directly onto the rear garden. The kitchen is fitted with a range of coordinating shaker-style wall and base units with complementary laminate work surfaces, matching splashbacks, LVT flooring and a rear-facing window. One cupboard houses the gas combi boiler. Integrated appliances include a 4-ring gas hob with oven, grill and extractor, washing machine, dishwasher and fridge/freezer.

The first-floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard with a side-facing window. Bedroom One is a spacious double bedroom with engineered oak flooring and a front-facing window. Bedroom Two is another great sized double bedroom with engineered oak flooring and a rear-facing window. Bedroom Three features LVT flooring, an over-stairs storage cupboard and a front-facing window. The bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower and glass screen, WC and wash-hand basin, finished with tiled walls, LVT flooring and a side-facing window.

GARDENS AND GROUNDS

Approached from Ty Gwyn Drive, No. 17 occupies a generous corner plot and benefits from a private tarmac driveway to the side, providing off-road parking. A second driveway sits to the rear, positioned in front of the single garage, which features a manual up-and-over door and a pedestrian door offering direct access into the garden. A timber side gate provides convenient access around to the rear. The rear garden is fully enclosed, featuring a lower patio area ideal for outdoor seating and entertaining, with the remainder laid to lawn.

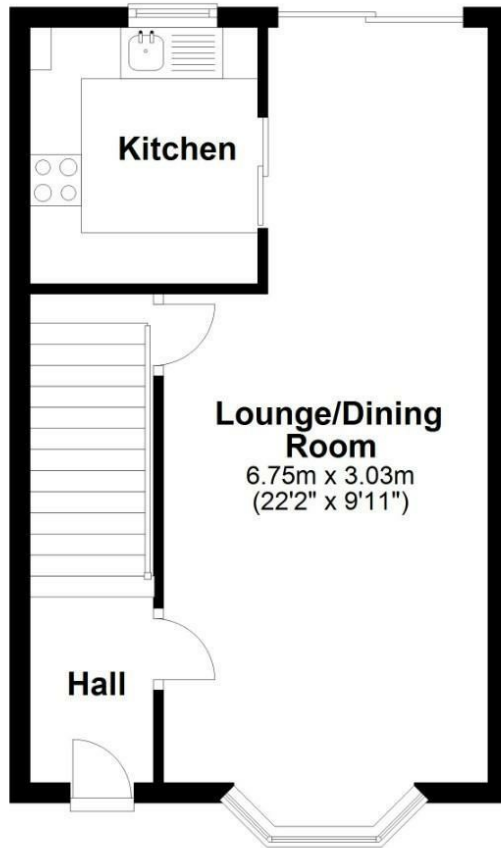
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band "C".



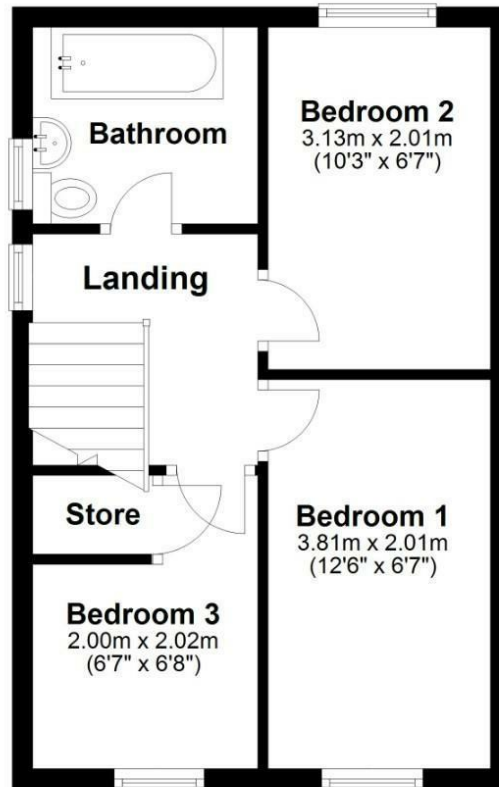
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)

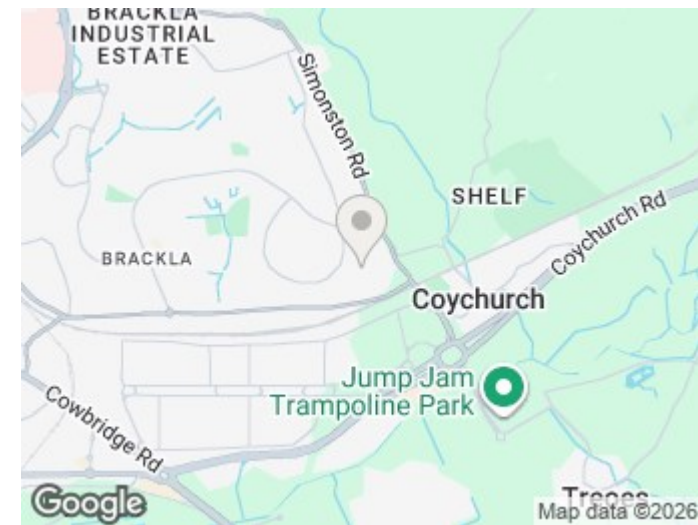


First Floor

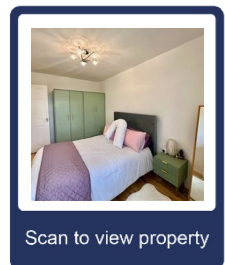
Approx. 30.5 sq. metres (328.3 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Scan to view property



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