



121, Ty Gwyn Drive
Bridgend, CF31 2QH

TY GWYN DRIVE
121-135

Watts
& Morgan



121, Ty Gwyn Drive

Brackla, Bridgend CF31 2QH

£235,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well presented 3 bedroom semi-detached property situated in a popular location in Brackla. Located with convenient access to Junction 35 of the M4, Bridgend Town Centre and within walking distance of local schools, shops and amenities. Accommodation comprises; entrance hall, WC/utility, open-plan living/dining room and kitchen. First floor; 2 double bedrooms with built-in wardrobes, 1 single room and a bathroom. Externally offering a private driveway, single garage and a low maintenance 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 fully glazed PVC front door with adjacent glazed panels leading into the entrance hallway with laminate flooring, carpeted staircase up to the first floor with understairs storage space and access to the ground floor cloakroom.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With tiled flooring, window to the side and space and plumbing for a freestanding washing machine.

The open-plan living/dining room is a spacious reception room with laminate flooring, windows over-looking the front and sliding patio doors open out to the rear garden.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splash-backs, a window over-looking the rear garden and a partly glazed PVC out to the rear garden. Integrated appliances to remain include; fridge/freezer, dishwasher, 4-ring gas hob with oven grill and extractor hood over.

The first floor offers carpeted flooring and access to the loft hatch. Bedroom One is a double bedroom with 2 sets of built-in wardrobes, carpeted flooring and windows to the front. Bedroom Two is a second double bedroom with 2 sets of built-in wardrobes, carpeted flooring and windows to the rear. The third bedroom is a comfortable single room with carpeted flooring, built-in storage cupboard and windows to the front.

The family bathroom is fitted with a 3-piece suite comprising of a bathtub with glass screen and over-head shower, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Ty Gwyn Drive, no. 121 benefits from a corner position with a private driveway to the rear in front of the single garage with manual up and over door and power supply. The rear garden is a tiered landscaped garden with a lower patio area whilst steps lead up to a raised decked area perfect for outdoor furniture. There is a timber gate providing access out to the side.

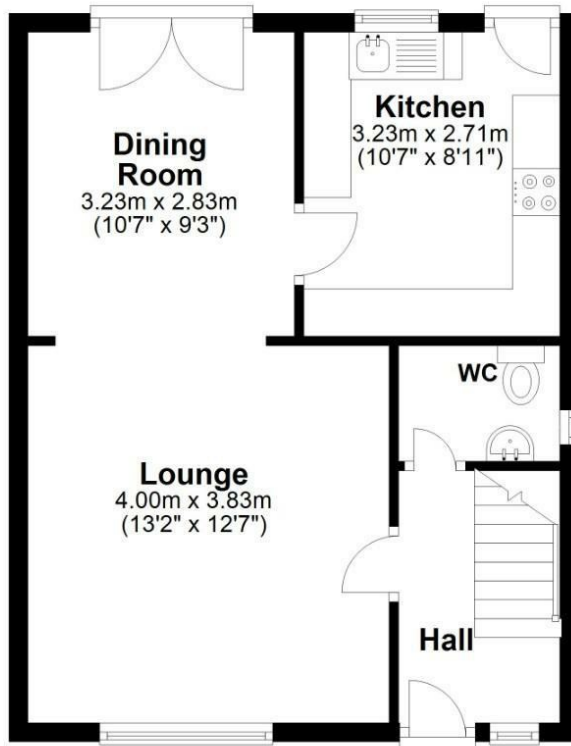
ADDITIONAL INFORMATION

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



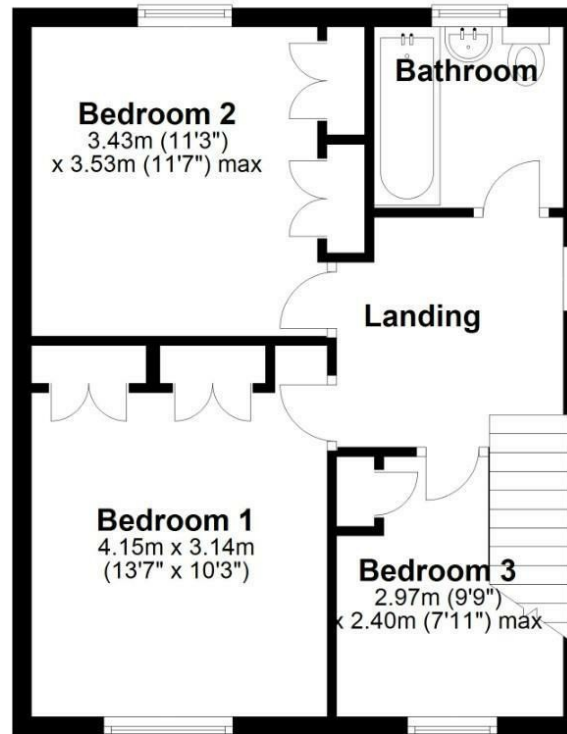
Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)

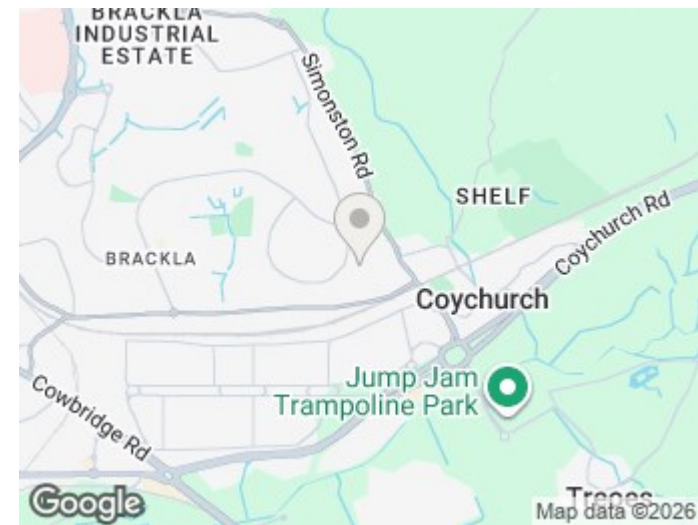


First Floor

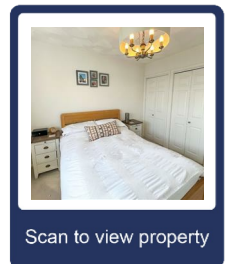
Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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