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3 Ty Gwyn Drive
Brackla, Bridgend, CF31 2QF

3 Ty Gwyn Drive

Asking price **£175,000**

A very well presented three bedroom semi detached family home found within the sought-after and popular area of Brackla, close to local amenities shops and primary schools.

Three bedroom semidetached family home

Located within a popular residential area of Brackla

Within walking distance of shops, local amenities and primary schools

Convenient access to junction 35 of the M4

Two double bedrooms plus single bedroom

Generous front and rear gardens

Driveway parking plus garage

Viewing is highly recommended





Located on the periphery of the established Ty Gwyn Drive development in Brackla, is this very well presented three bedroom semi detached family home. The property features generous front and rear gardens, off-road driveway parking ahead of a single detached garage, two double bedrooms plus single bedroom to the first floor and contemporary fitted kitchen and shower room.

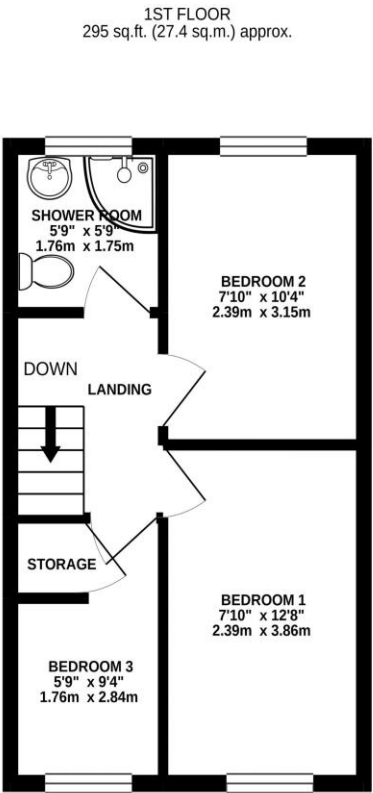
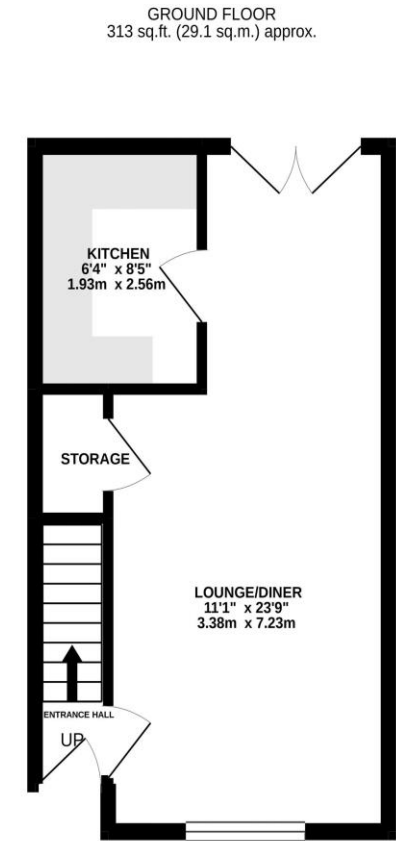
The property is entered via a PVCu and glazed panel door flanked by obscure glazed window into an entrance hall, with stairs rising to the first floor accommodation and the doorway leading into the lounge/diner. The hallway benefits from a radiator and the floor is laid to carpet. The spacious lounge/diner features a window to front, providing light and views of the garden and neighbouring properties and patio doors to the rear of the property flooding the space with natural light and giving access to the rear garden. Within the lounge area there is a feature fireplace with a white contemporary surround and white stone chippings hearth and a

doorway provides access to a useful under stairs storage cupboard. Both areas of the lounge/diner benefit from engineered wood flooring and there is a doorway from the dining area that leads to the kitchen. The kitchen has been well fitted with a matching range of contemporary white base and wall mounted units with a black granite effect worksurface over. There is a black granite effect splashback above the worksurface, space for freestanding fridge/freezer, space for freestanding cooker, contemporary extractor hood fitted and space for one appliance. A window in the kitchen provides light in views of the rear garden and the flooring has been laid to a tile effect laminate.

To the first floor the landing gives access to all three bedrooms, the family shower room and a loft inspection point. Bedrooms one and two are both good size double bedrooms. Bedroom one is positioned to the front of the property with a window providing light and far ranging

views and the floor is laid to carpet. Bedroom two has a window to the rear providing light and views of the garden and the floor has been laid to wood effect laminate. Bedroom three is also located to the front of the property with a window providing light and the same views as bedroom one. It is a well proportioned single bedroom with a useful storage cupboard built upon the stair bulkhead and benefits from wood effect laminate flooring. The family shower room that has been fitted with a contemporary three piece suite comprising low-level WC, a large vanity wash hand basin with cupboard storage below and a corner shower cubicle with glazed sliding doors and a mains power shower fitted. There is tiling to all walls, recess spotlights, extractor fan, wall mounted mirrored vanity unit and in obscure glazed window to the side.

Outside to the front of the property a generous garden laid mainly to lawn with mature plants and mini hedgerow separating the boundary from the neighbouring property. Steps from the public pavement lead up alongside the lawned area and divide the lawn from the driveway. The driveway offers parking for two vehicles ahead of a detached single garage. The garage is accessed via an electric roller shutter door and is a good size benefiting from electricity supply and lighting. Alongside the garage is a plant bed area with mature flowers and bark chippings. There is a pathway that leads to a wooden side access gate giving entry to the enclosed rear garden. The westerly facing enclosed rear garden is a generous size and divided into two tiers. The first tier is adjacent to the property and features a paved patio area and stone chippings with flagstone stepping pavement stones ideal for potting plants and for drying washing. At the set of central concrete steps is the second tier that is laid mainly to lawn with two ornate stone rockeries on either side with mature plants and flowers. The far end of the garden is a wooden shed and the garden is fully enclosed by featheredge board fencing.





Directions

From junction 35 of the M4 (Pencoed) travel South along the dual carriage way signposted Bridgend. Proceed over the first roundabout (Mercedes Garage), at the second roundabout take the fourth exit signposted Brackla. Continue along this road passing under the railway bridge, at the next roundabout turn left into Brackla. At the next roundabout take the left turn (first exit) onto Channel View. Proceed along Channel View and take the second left hand turning into Ty Gwyn Drive where the property will be located on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains

Council Tax Band C

EPC Rating C

Viewing strictly by appointment through
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

701-0021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 TY GWYN DRIVE BRACKLA BRIDGEND CF31 1DP	Energy rating C	Valid until: 13 July 2021 Certificate number 0160-2264-0130-2099-7081

Property type	Semi-detached house
Total floor area	65 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

