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63 Ty Gwyn Drive
Brackla,
Bridgend
CF31 2QG

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Asking price **£229,950**

Beautifully Presented Three Bedroom Semi-Detached Home with Conservatory, Garage and Private, landscaped rear Garden

Three-bedroom semi-detached family home

Light and spacious lounge/diner

Conservatory overlooking private rear garden

Enclosed rear garden backing onto woodland

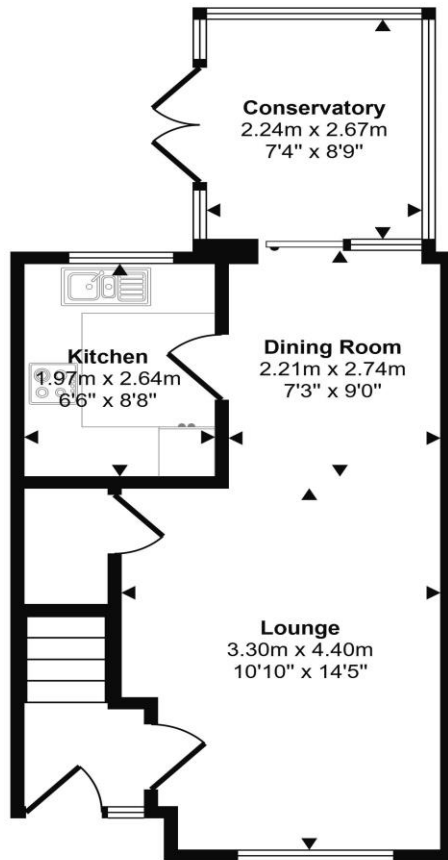
Driveway and single garage with power and lighting

Popular Brackla location convenient for M4 and Bridgend town

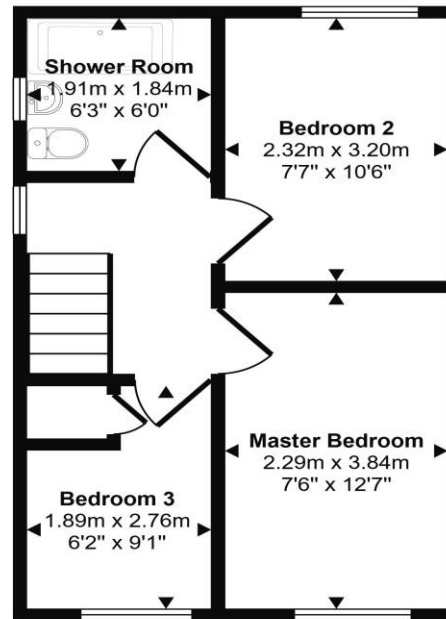
Viewing highly recommended



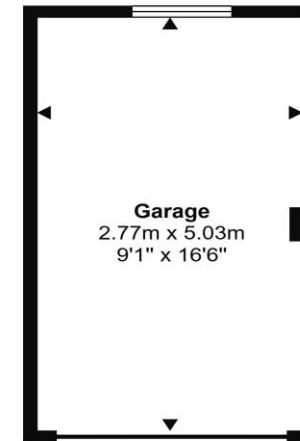
Approx Gross Internal Area
82 sq m / 885 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 31 sq m / 338 sq ft



Garage
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This beautifully presented three-bedroom semi-detached home sits in a well-regarded and established position on the edge of Brackla, offering easy access to Bridgend town centre, the M4 corridor, and McArthur Glen Designer Outlet.

The property has been tastefully maintained and provides bright, well-balanced living space, perfect for families or professionals seeking a home ready to move straight into. A welcoming entrance hallway has a staircase rising to first floor landing and a modern oak style door leading to the main living area. The lounge enjoys a large front-facing window that fills the space with natural light, an open archway connects the lounge to the dining area, creating a sociable flow through to the rear of the property. From the

dining area, sliding doors open into the conservatory and a further oak style door leads to the kitchen. The kitchen is fitted with a modern range of high-gloss white units and complementary work surfaces, incorporating an integrated Neff oven, with Neff induction hob and extractor. And integrated fridge/freezer, and dishwasher, along with space for a washing machine. A window overlooks the rear garden.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The main bedroom is a bright and comfortable double overlooking the front of the property, while the second bedroom enjoys views over the rear garden and woodland beyond. The third bedroom provides

a versatile space suitable for a single room, office, or nursery. The family bathroom features a modern white suite with a large double shower cubicle, sink vanity unit, complementary w.c. and chrome towel rail.

Externally, the property benefits from an enclosed rear garden offering a high degree of privacy, backing onto woodland. The garden has been beautifully landscaped and finished to a high standard with Porcelain tiled seating areas Lawn and decked area. Viewings on the property are highly recommended to appreciate the high-quality finish throughout.





Tenure

Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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. Continue down through the development.

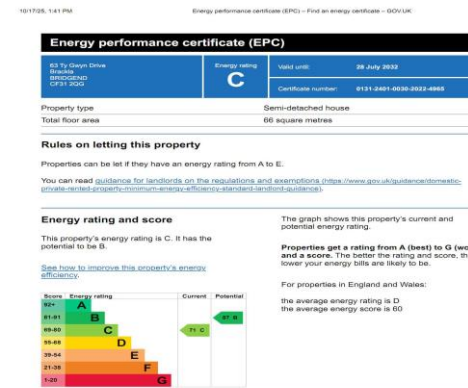
Viewing strictly by appointment through Herbert R Thomas

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