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102 Ty Gwyn Drive
Brackla,
Bridgend,
CF31 2QG

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102 Ty Gwyn Drive

Asking price **£224,950**

Spacious Two Bedroom Semi-Detached Bungalow with Private South-Facing Garden & Garage

Two double bedroom semi-detached bungalow on a generous plot

Spacious lounge & kitchen with breakfast bar

Modern bathroom

Wheelchair-accessible widened doorways

Off-road parking & garage with electric door

South-facing, low-maintenance garden backing onto woodland

Peaceful setting close to local amenities





Situated in a popular part of Brackla, this two double bedroom semi-detached bungalow occupies a generous plot with South-facing garden backing onto woodland. The property features a modern kitchen and bathroom, spacious lounge, and two double bedrooms, one of which benefits from built-in wardrobes. Outside, there is a separate garage with power, light and an electric up and over door. The landscaped garden includes a patio and lawn, providing an ideal space for relaxing and entertaining. Offered for sale with no ongoing chain, this well-presented bungalow is perfectly positioned for local amenities, transport links, and a peaceful residential setting.

A uPVC double glazed door opens into a welcoming entrance hall, featuring LVT flooring and widened doorways throughout for the ease of wheelchair access if needed. The spacious lounge enjoys a bright bay window to the front, a feature fireplace with electric fire, and fitted carpet. The kitchen is a generous, well-equipped space fitted with a range of base, wall, and drawer units with wood-effect laminate work surfaces, display cabinets, and a breakfast bar. There's ample space for appliances

including a fridge, washing machine, and provision for an integrated fridge/freezer. A double oven and four-burner gas hob complete the setup. The rear window offers a lovely outlook over the garden. The main bedroom is a spacious double room with two built-in wardrobes and a rear garden view, while the second bedroom is a comfortable smaller double overlooking the front. The modern family bathroom features a three-piece suite comprising a panelled bath with thermostatic shower, combination vanity unit with WC and wash basin, tiled walls and floor, chrome heated towel rail, and a side window for natural light.

Outside, the property is approached via a tarmac driveway offering off-road parking for multiple vehicles and access to a garage with electric up-and-over door, power, lighting, and a rear window. The front garden is neatly laid to lawn with decorative borders, and a side gate leads to the generous rear garden. Designed for low maintenance, the rear garden is mainly patio and lawn, complemented by mature shrubs, a decked area, and a summer house—perfect for relaxing or entertaining. The garden is fully enclosed with feather-edge fencing and enjoys a South-facing aspect, backing onto woodland for excellent privacy.





Tenure

Freehold

Services

All mains services
Council Tax Band D
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.

Energy performance certificate (EPC)			
102, Ty Ddwr Drive Bridgend, CF31 1LH CF31 1LH	Energy rating C	Valid until 4 August 2019	
Property type Semi-detached bungalow	Certificate number 6458-3086-4238-6685-8236		
Total floor area 60 square metres			
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-exemptions or read the guidance for private landlords on the regulations and exemptions			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.			
See how to improve this property's energy efficiency			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			

Directions

From Junction 35 of the M4 Motorway (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 turn into The Toll House.

Viewing strictly by appointment
through Herbert R Thomas

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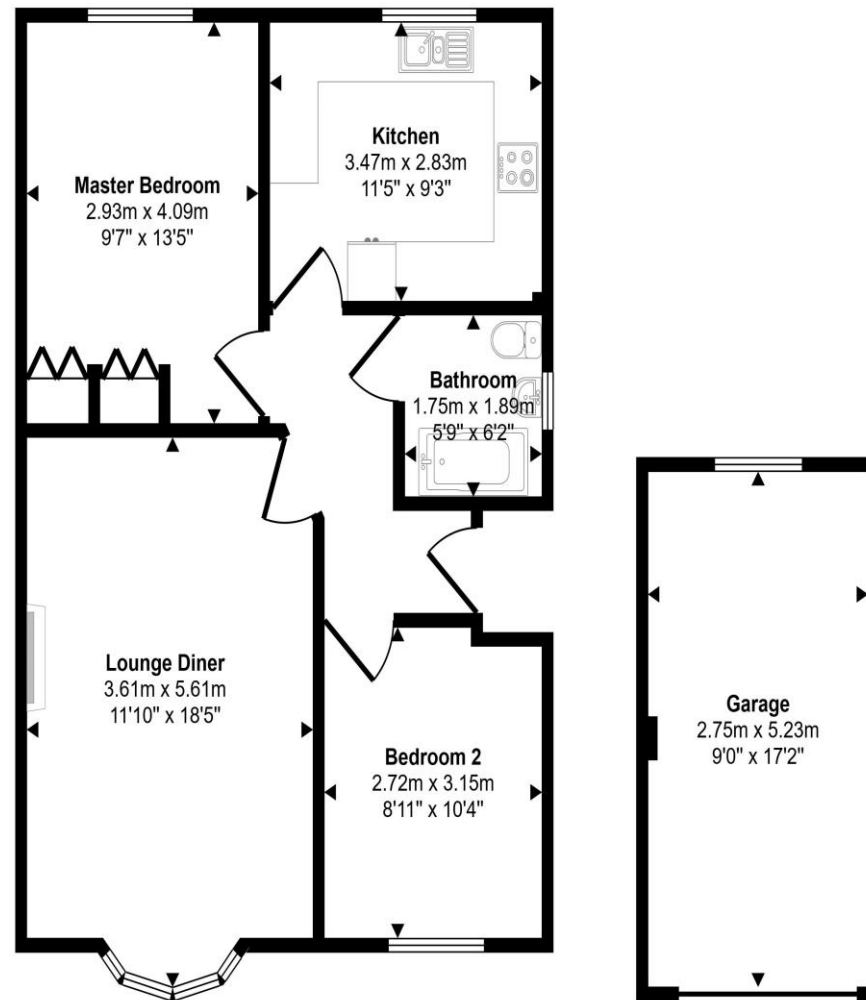
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



Approx Gross Internal Area
75 sq m / 802 sq ft



Floorplan
Approx 60 sq m / 647 sq ft

Garage
Approx 14 sq m / 155 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.

