



85 Ty Gwyn Drive, Bridgend, CF31 2QG

Price £189,950

Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom semi detached property located in Brackla. Offered with no ongoing chain. Comprises entrance hall, lounge, dining room, conservatory, kitchen. To the first floor three bedrooms and shower room. The property benefits from front and rear gardens, garage and driveway. Within walking distance to local schools and amenities, close to junctions 35 and 36 of the M4 motorway. Viewing recommended, call today to arrange an appointment.

Entrance Hall

Enter via UPVC double glazed door to front aspect, textured ceiling, plain walls with decorative border, carpet flooring, radiator, stairs leading to first floor, door leading to ground floor rooms.

Lounge

14'4" x 11'0" (4.38 x 3.37)

UPVC double glazed bay window to front aspect, textured ceiling, coving, plain walls with feature paper wall, two radiators, laminate flooring, storage cupboard, opening leading to dining room.



Dining Room

8'6" x 7'2" (2.61 x 2.19)

Aluminium double glazed patio doors to rear aspect, textured ceiling, coving, plain walls, radiator, laminate flooring, archway opening leading to kitchen.



Kitchen

8'6" x 6'3" (2.60 x 1.91)

UPVC double glazed window to rear aspect, textured ceiling, plain and tiled walls, range of wall and base units with complementary worktops, stainless steel sink and drainer with mixer tap over, plumbing for washing machine, space for freestanding oven, laminate flooring.



Conservatory

8'4" x 5'6" (2.55 x 1.70)

UPVC double glazed conservatory, polycarbonate roof, UPVC double glazed door to side aspect leading to garden, tiled flooring, radiator.



Landing

UPVC obscure double glazed window to side aspect, textured ceiling, plain walls with border, carpet flooring, doors leading to all first floor rooms, access to loft.

Bedroom One

7'9" x 12'8" (2.37 x 3.88)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, carpet flooring.



Bedroom Two

10'4" x 7'9" (3.17 x 2.38)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, radiator, carpet flooring.



Bedroom Three

6'5" in x 5'10" (1.97m x 1.79)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, storage cupboard, carpet flooring.



Shower Room

Plain ceiling, tiled walls, combination WC and wash hand vanity unit, corner shower with thermostatic mixer shower, tiled flooring, chrome radiator.



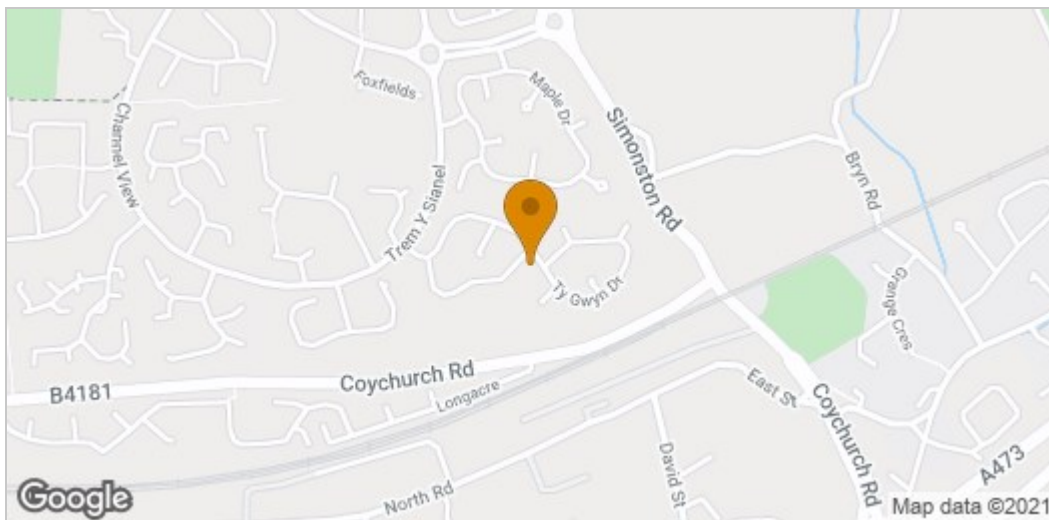
Outside


Front Garden - Decorative gravel with steps leading to front of property.

Rear Garden - Wall and fence boundaries, low maintenance garden with artificial grass, outside tap, gate leading to side of property.

Garage - Up and over garage door, UPVC door to side aspect, light and power. Driveway with parking for three vehicles.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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 	

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