



9, Tyn Y Bettws Close  
Bridgend, CF32 8YF

Watts  
& Morgan



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Bettws, Bridgend CF32 8YF

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**PRICE GUIDE £200,000 - £210,000**

**2 Bedrooms | 1 Bathrooms | 3 Reception Rooms**

Enjoy the large wraparound garden on this extended well presented 2 bedroom semi-detached bungalow situated in a quiet location in Bettws. Located at the head of a cul-de-sac yet within short distance to local shops, amenities, transport links and Bridgend Town Centre. Accommodation comprises; porch, open-plan kitchen/dining room, sitting room, main bedroom with dressing room/study, second bedroom and a shower room. Externally offering a generous corner plot with a private paved driveway and a landscaped wraparound garden. Being sold with no onward chain. EPC Rating; 'D'.

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## Directions

Bridgend - 5.2 Miles Cardiff - 23.0 Miles M4 Junction 36-3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC front door into the entrance porch with laminate flooring and a window to the front.

The open-plan kitchen/dining room is a spacious open-plan room with recessed spotlighting, under-cupboard lighting and further pendant lighting, continuation of laminate flooring, window to the side and a bay window to the front aspect. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a separate island with further storage. Appliances to remain include; 4-ring gas hob with oven, grill and extractor fan and a one and a half bowl stainless steel sink. Space is provided for a freestanding fridge/freezer and washing machine. There is ample space for dining or living furniture and plug points provided for wall-mounted television.

The inner hallway features carpeted flooring and access to the loft hatch.

The sitting room is a versatile reception room with carpeted flooring and French doors opening out to the rear garden.

Bedroom one is accessed through a walk-in dressing room or potential study with carpeted flooring, a window to the side with ample space for freestanding wardrobes. Bedroom one benefits from carpeted flooring, a window to the side and fully glazed door opening out to the rear garden.

Bedroom two is a great sized second bedroom with carpeted flooring and a window to the side.

The shower room has been fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin with vinyl flooring, panelling to the walls and a window to the side.

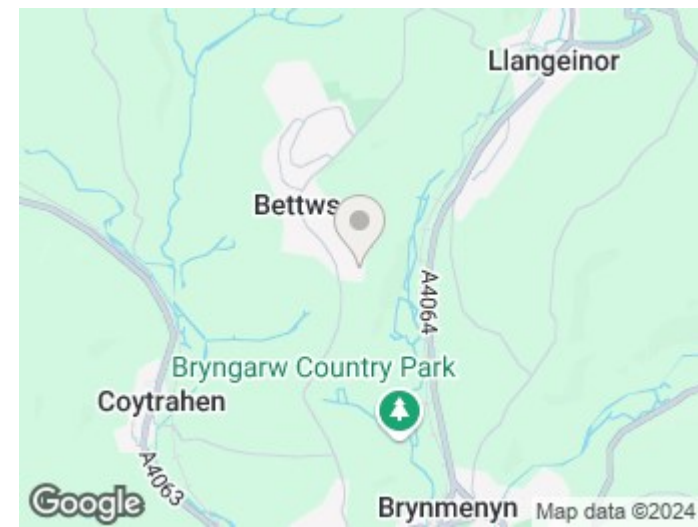
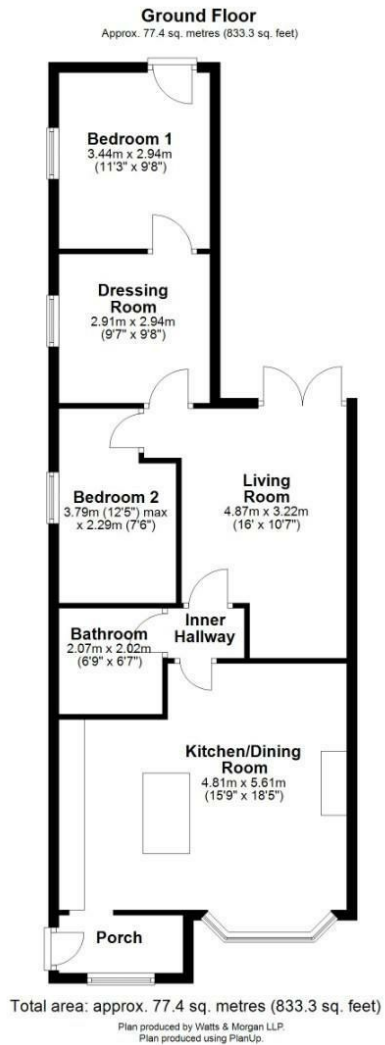
### GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Clos Tyn Y Coed, no. 9 benefits from a corner position with a spacious paved driveway with off-road parking for numerous vehicles leading down the side of the property. There are 2 outdoor storage sheds and steps lead up to a landscaped section laid with patio area, stone chippings and artificial grass. The garden wraps around the rear of the property with a pathway and an abundance of mature shrubs and flowers.

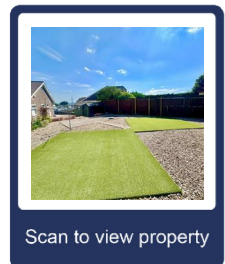
### ADDITIONAL INFORMATION

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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