



106 Ty Gwyn Drive, Brackla

£225,000 Freehold

SEMI DETACHED BUNGALOW ON A FLAT LOCATION • TWO DOUBLE BEDROOMS • SHOWER ROOM • DRIVEWAY LEADING TO GARAGE • SET ON A CORNER PLOT, POPULAR LOCATION • CLOSE TO LOCAL AMENITIES, SCHOOLS & M4 CORRIDOR • GARAGE USED FOR STORAGE AND OFFICE SPACE • LOW MAINTENANCE FLAT FRONT & REAR GARDEN • CALL TODAY TO VIEW ON 01656 750764 • NO ONGOING CHAIN

DanielMatthew
ESTATE AGENTS



Charming semi-detached bungalow with 2 double bedrooms, modern shower room, spacious living area, garage, driveway, and great location near shops and M4. No chain. Low-maintenance living.

Council Tax band: D

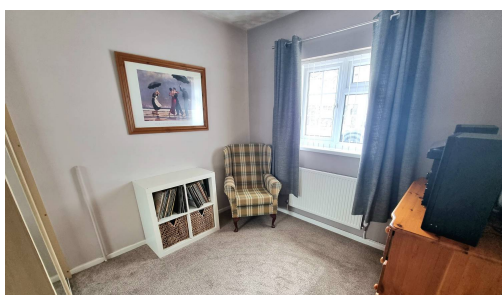
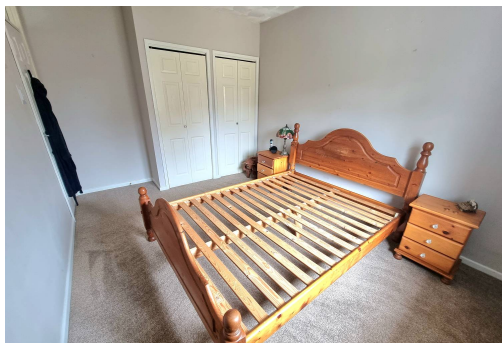
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Hallway

Enter via UPVC obscured front door into hallway. Artexed and coved ceiling with access into the loft, plastered walls, Fitted carpets. Radiator. Doors to all rooms.

Lounge/Diner

16' 8" x 11' 10" (5.08m x 3.61m)

UPVC double glazed bay fronted window overlooking front garden, textured ceiling with coving, plastered walls, fitted carpet, radiator, feature fireplace and brick surround. Space for dining table and chairs.

Kitchen

11' 3" x 9' 4" (3.42m x 2.85m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, tiled splashback, vinyl flooring, radiator, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

Shower Room

6' 2" x 5' 7" (1.87m x 1.71m)

A fully tiled shower room with obscure UPVC double glazed window. A three piece suite which includes a low level WC, pedestal wash hand basin and double walk in shower with screen and overhead mains shower. Heated towel rail and ceramic tiled floor.

Bedroom One

13' 7" x 9' 7" (4.15m x 2.93m)

UPVC double glazed window to rear aspect, textured





Bedroom One

13' 7" x 9' 7" (4.15m x 2.93m)

UPVC double glazed window to rear aspect, textured ceiling, plastered walls, fitted carpet, radiator, built in double wardrobes.

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.71m)

UPVC double glazed window to front aspect, textured ceiling, plastered walls, fitted carpet, radiator, built in wardrobe with mirrored doors.



REAR GARDEN

The rear garden is flat, maintenance free and fully enclosed with a large patio area and decorative stones. The front is open plan with driveway leading to the garage.





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