



TY GWYN DRIVE
17-26



17, Ty Gwyn Drive
Bridgend, CF31 2QF

Watts
& Morgan



17, Ty Gwyn Drive

Brackla, Bridgend CF31 2QF

£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully renovated three-bedroom semi-detached home, ideally positioned in a popular area of Brackla. Just a short walk from local shops, schools and amenities, the property also offers convenient access to Bridgend Town Centre and Junction 36 of the M4.

The accommodation comprises: entrance hall, open-plan lounge/dining room and a modern kitchen.

To the first floor: two double bedrooms, a single bedroom and a contemporary family bathroom.

Externally, the property benefits from two driveways providing off-road parking for multiple vehicles, a single garage and an enclosed rear garden.

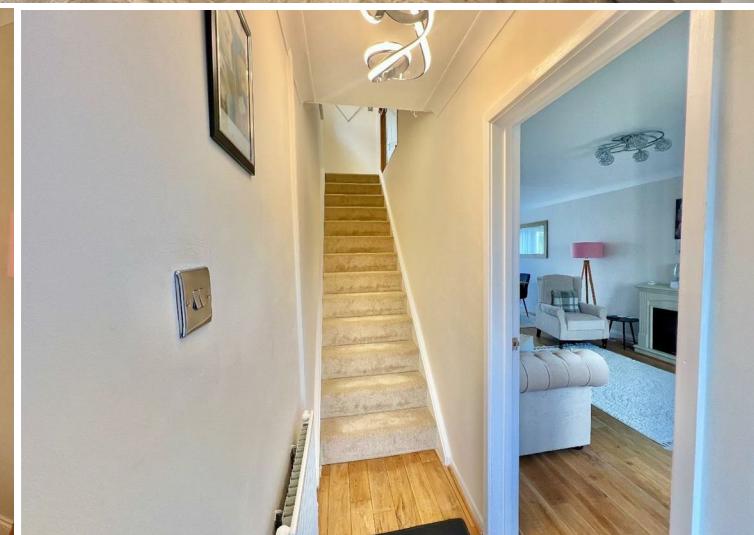
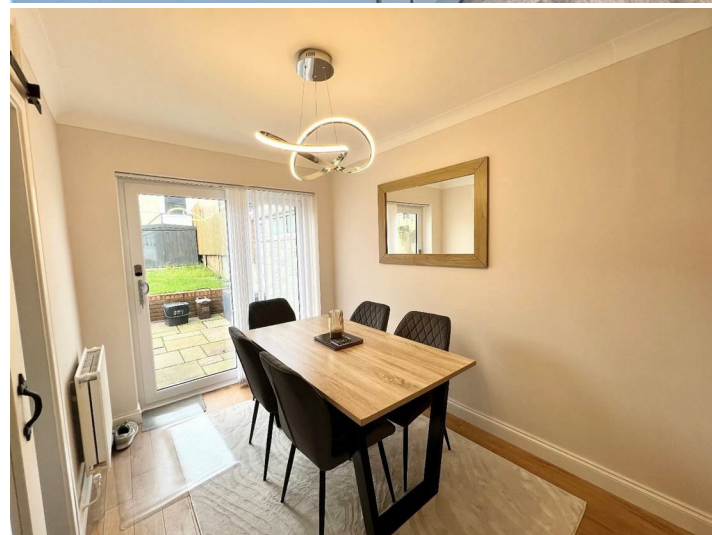
Directions

* Bridgend - 1.6 Miles * Cardiff - 23.0 Miles * J36 of the M4 - 2.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the property opens into an inviting entrance hall featuring wood flooring and a carpeted staircase rising to the first floor. The open-plan lounge/dining room is a generous reception space, complete with a front bay window, central feature electric fireplace, engineered oak flooring and ample room for both lounge and dining furniture. A useful understairs storage cupboard is provided and sliding doors open directly onto the rear garden. The kitchen is fitted with a range of coordinating shaker-style wall and base units with complementary laminate work surfaces, matching splashbacks, LVT flooring and a rear-facing window. One cupboard houses the gas combi boiler. Integrated appliances include a 4-ring gas hob with oven, grill and extractor, washing machine, dishwasher and fridge/freezer.

The first-floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard with a side-facing window. Bedroom One is a spacious double bedroom with engineered oak flooring and a front-facing window. Bedroom Two is another great sized double bedroom with engineered oak flooring and a rear-facing window. Bedroom Three features LVT flooring, an over-stairs storage cupboard and a front-facing window. The bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower and glass screen, WC and wash-hand basin, finished with tiled walls, LVT flooring and a side-facing window.

GARDENS AND GROUNDS

Approached from Ty Gwyn Drive, No. 17 occupies a generous corner plot and benefits from a private tarmac driveway to the side, providing off-road parking. A second driveway sits to the rear, positioned in front of the single garage, which features a manual up-and-over door and a pedestrian door offering direct access into the garden. A timber side gate provides convenient access around to the rear. The rear garden is fully enclosed, featuring a lower patio area ideal for outdoor seating and entertaining, with the remainder laid to lawn.

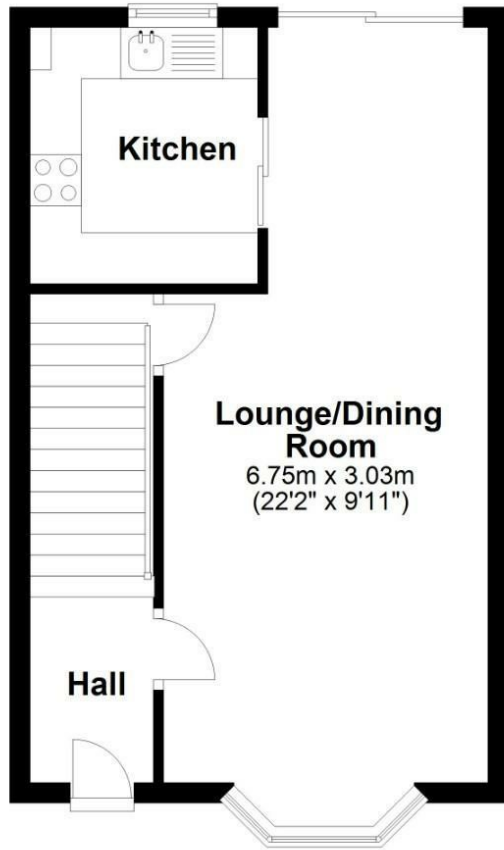
ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band "C".



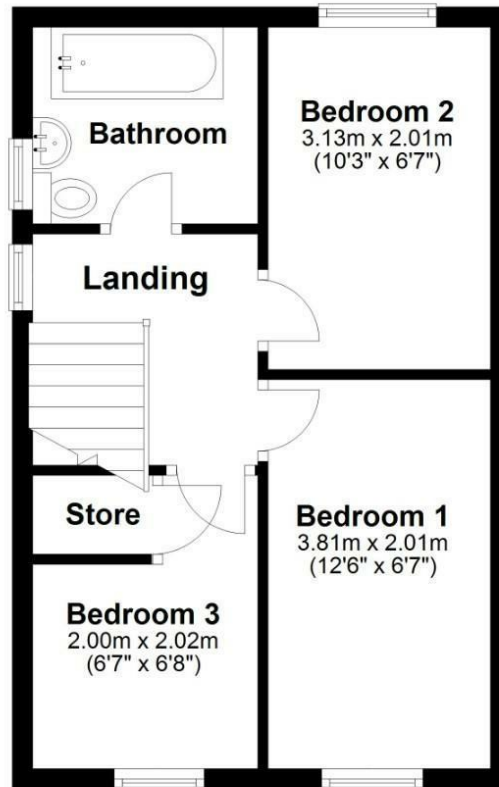
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)

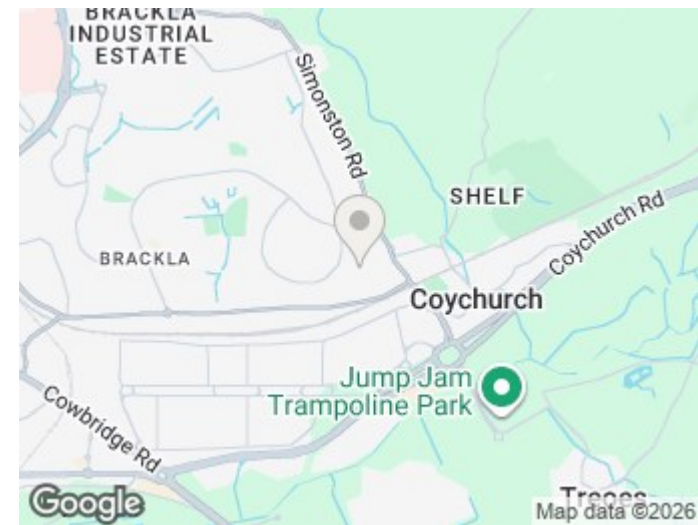


First Floor

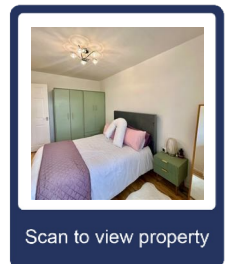
Approx. 30.5 sq. metres (328.3 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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