

HUNTERS[®]

HERE TO GET *you* THERE



Highfields

Brackla, Bridgend, CF31 2PA

£269,500



Council Tax: D



25 Highfields

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General

Conveniently off junction 35 or 36 of the M4 in South Wales. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

Brackla is a community in the east of Bridgend in Bridgend County Borough. Brackla has a population of 11,749. The local area boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs, along with a variety of shops centrally and on the outskirts at the many retail parks.

Close to Bridgend Town with further facilities and amenities including: Mainline Train Station and bus routes, restaurants, pubs, swimming pool and leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

Hallway

With laminate flooring, smooth walls and textured ceilings, central light fitting, radiator, utility cupboard, doors to:

Lounge

19'5" x 12'00" (5.92m x 3.66m)
with carpets, smooth walls & ceilings which are covered with two central light fittings, two front windows one being bay style, two radiators, sandstone fireplace & hearth with gas fire.

Kitchen / Dining

19'5" x 10'00" (5.92m x 3.05m)
with laminate flooring, smooth walls & ceilings which are covered with two central light fittings, window &

door to rear, selection of base and wall units in painted grey colour with granite effect worktops, integral sink and drainer, appliances which include electric oven, gas hob and hood, radiator to dining side.

Cloakroom

with laminate flooring, skimmed / tiled walls and textured ceilings which are covered with central lighting, 2 piece suite wc and hand wash basin, radiator, window to side.

Landing

Carpets, skimmed walls and textured ceilings, central light fitting, wood bannister, attic access.

Bedroom 1

12'2" x 10'3" (3.71m x 3.12m)
with carpets, smooth walls and textured ceilings, central light fitting, radiator, cupboard over stair, window to front.

Bedroom 2

9'1" x 9'0" (2.77m x 2.74m)
with carpets, smooth walls and textured ceilings, central light fitting, radiator, window to front.

Bedroom 3

13'9" x 10'00" (4.19m x 3.05m)
with carpets, smooth walls and textured ceilings, central light fitting, radiator, window to rear.

Bedroom 4

10'7" x 9'1" (3.23m x 2.77m)
with carpets, smooth walls and textured ceilings, central light fitting, radiator, window to rear.

Bathroom

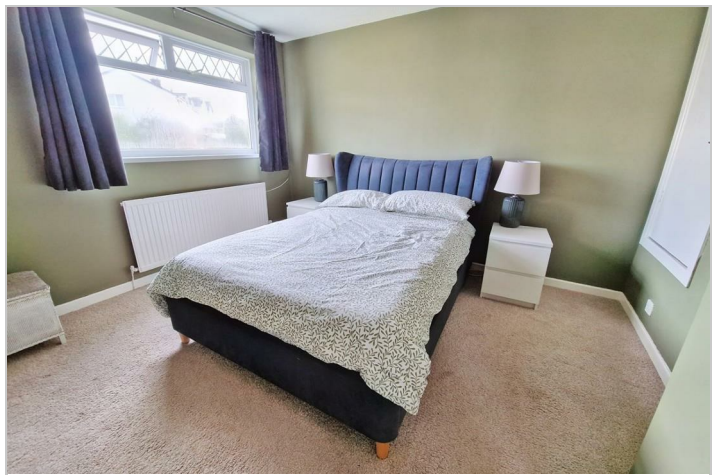
9'2" x 6'4" (2.79m x 1.93m)

with tiled flooring and walls and skimmed ceilings with spot lighting, 3 piece white suite wc and sink built into vanity storage, bath with thermostatic shower and glass screen, radiator, window to side.

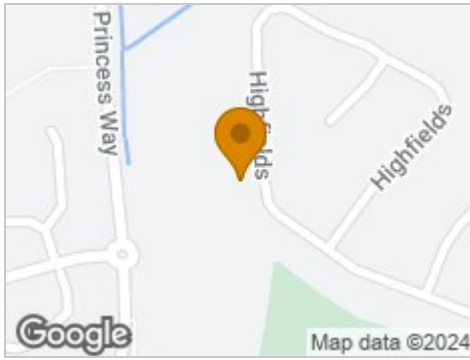
Garden

Tiered rear garden with patio area against rear of house and steps leading to a larger rear grassed area.

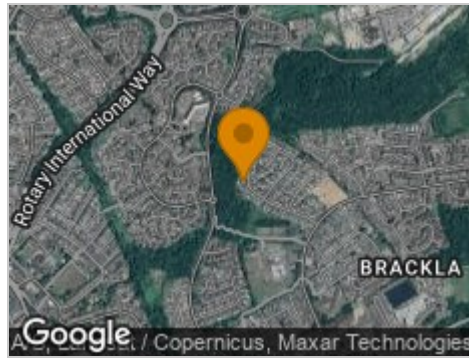
Front open garden with lawn to front of house, concrete driveway and path leading to side entrance, EV power charging point to remain.



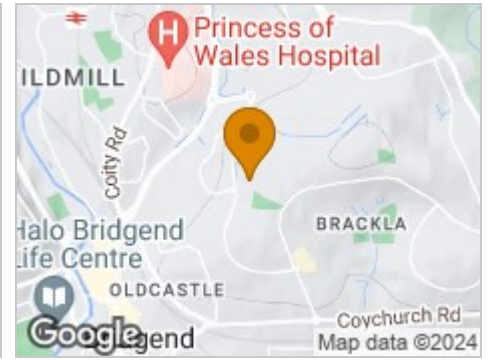
Road Map



Hybrid Map



Terrain Map



Floor Plan

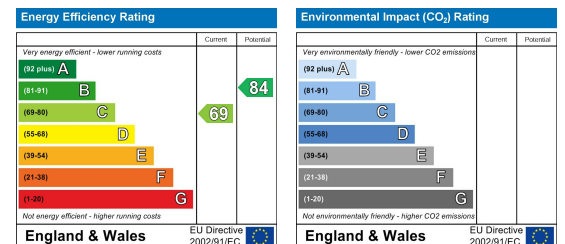


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.