

# HUNTERS<sup>®</sup>

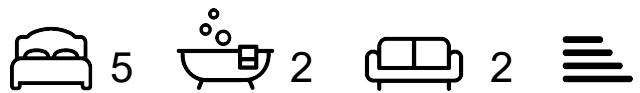
HERE TO GET *you* THERE



## The Willows

Brackla, Bridgend, CF31 2HD

£340,000



Council Tax:



# 7 The Willows

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£340,000



## 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.

## Porch

with tiled flooring, brick walls and smooth ceilings with central lighting, upvc patio front door, secondary door with side panels into hallway.

## Hallway

with laminate flooring, textured walls and ceilings which are covered with central lighting, radiator, stairs to first floor under stair cupboard, doors to:

## Lounge / Dining

25'3" x 11'11" (at widest points) (7.70m x 3.63m (at widest points))

open plan room with block wood flooring, skimmed walls and styrene ceilings which are covered with central lighting, radiator, window to front and open to dining which has patio doors to rear.

## Kitchen / Dining

17'5" x 12'4" (at widest points) (5.31m x 3.76m (at widest points))

open plan from dining with vinyl / carpet flooring, skimmed walls and textured ceilings with central lighting, selection of base and wall units in white shaker style with granite effect worktops, integral appliances to include halogen hob, double electric oven, window to rear, open arch to conservatory.

## Conservatory

9'4" x 8'1" (2.84m x 2.46m )

Victorian style with tiled flooring, windows to side and rear, French doors to rear.

## Landing

with carpets, skimmed walls and textured ceilings which is covered with central lighting, wood bannister with spindles, attic access, and doors to:

## Bedroom 1

12'11" x 10'10" (3.94m x 3.30m )

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator, wardrobes built in with sliding door.

## Bedroom 2

11'7" x 10'3" (3.53m x 3.12m)

with carpets, skimmed walls and styrene ceilings which are covered with central lighting, window to rear, radiator, alcove space built in.

## Bedroom 3

12'0" x 8'9" (3.66m x 2.67m )

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear, radiator, wardrobes built in with sliding door.

### Bedroom 4

9'10" x 8'9" (3.00m x 2.67m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator.

### Bedroom 5

10'3" x 7'7" (3.12m x 2.31m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to front, radiator.

### Bathroom

8'4" x 8'4" (2.54m x 2.54m )

with cushioned flooring, tiled walls and styrene ceilings with central lighting, radiator, window to rear, wc and hand wash basin, shower cubicle with screen and electric shower.

### Shower Room

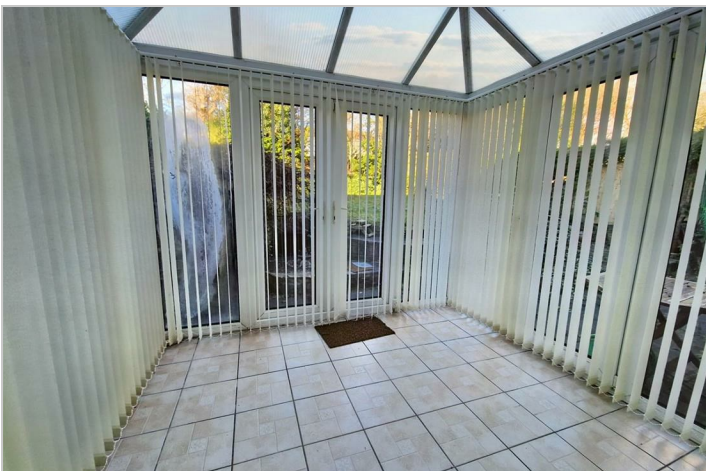
5'11" x 5'2" (1.80m x 1.57m)

with cushioned flooring, tiled walls and textured ceilings with central lighting, radiator, window to side, wc and hand wash basin, shower cubicle with glass screen and electric shower

### Gardens

Enclosed rear garden with blocked patio off the rear of the property steps up to lawn with some small trees and bushes, wooden shed and greenhouse, side access to front.

Front open garden with lawn and large block paved driveway for 2-3 cars, leading to a single integral garage with up and over door, power & lighting.



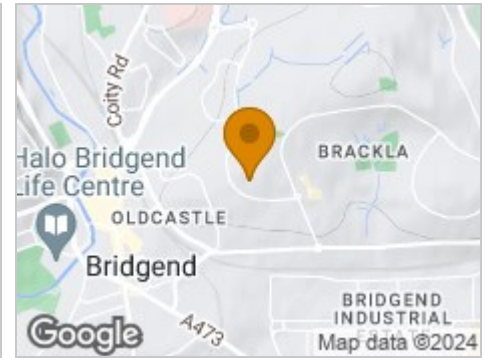
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## 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.