

HUNTERS[®]

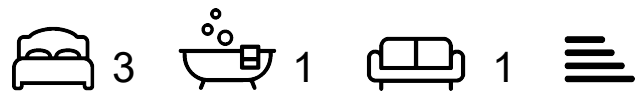
HERE TO GET *you* THERE



St. Thomas Close

Brackla, Bridgend, CF31 2BW

£180,000



Council Tax: C



23 St. Thomas Close

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£180,000



General

Brackla is a vibrant suburban area located in Bridgend, South Wales, known for its blend of urban convenience and natural beauty. A well-established community, Brackla offers an array of benefits and highlights for families, professionals, and retirees alike.

One of Brackla's significant advantages is its excellent transport connectivity. Situated near the M4 motorway, it provides easy access to Cardiff and Swansea, making it ideal for commuters. Bridgend train station is just a short drive away, offering regular services to major cities including London. Local bus services also provide reliable routes within the region.

Brackla is well-equipped with a variety of local amenities to cater to daily needs. The Brackla Shopping Centre offers a selection of shops, including supermarkets, pharmacies, and independent retailers. Additionally, there are several dining options ranging from cozy cafes to popular restaurants. The area also boasts healthcare facilities, including GP practices and dental clinics, ensuring residents have essential services close at hand.

Education is a strong point in Brackla, with several highly regarded schools in the vicinity. Popular options include Brackla Primary School and Archdeacon John Lewis Church in Wales Primary School, both known for their excellent educational standards. Secondary education is provided by schools such as Brynteg Comprehensive School and Archbishop McGrath Catholic High School,

which have received favorable reviews from parents and inspectors alike.

Nature enthusiasts will find much to admire in and around Brackla. The nearby Brackla Ridge offers scenic walks and panoramic views, perfect for outdoor activities and family outings. Just a short drive away is Bryngarw Country Park, a beautiful expanse of woodlands, gardens, and lakes, ideal for picnics, hiking, and bird watching. Additionally, the stunning South Wales coastline, with beaches like Ogmores-by-Sea and Porthcawl, is easily accessible for seaside escapades.

Hallway

with carpets, skimmed walls and textured ceilings with central lighting, front door, coat cupboard, stairs to first floor, door to:

Lounge

13'6" x 12'2" (4.11m x 3.71m)

With carpets, skimmed walls & textured ceilings, central light fitting, radiator, power & tv points, window to front French doors to dining

Kitchen Dining

15'7" x 10'8" (4.75m x 3.25m)

Laminate flooring, skimmed walls & textured ceilings with central light fittings, radiator, selection of base units in formica with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, under stair cupboard, window and patio doors to rear garden.

Landing

With carpets, skimmed walls and textured ceilings with central lighting, attic access, wood bannister with spindles, airing cupboard, doors to:

Bedroom 1

12'1" x 9'0" (3.68m x 2.74m)

with carpets, skimmed walls and textured ceilings with central lighting, walk in wardrobes, window to front and rear, radiator.

Bedroom 2

9'3" x 9'1" (2.82m x 2.77m)

with carpets, skimmed walls and textured ceilings with central lighting, window to side, radiator.

Bedroom 3

10'7" x 6'0" at widest (3.23m x 1.83m at widest)

with carpets, skimmed walls and textured ceilings with central lighting, window to rear, radiator.

Bathroom

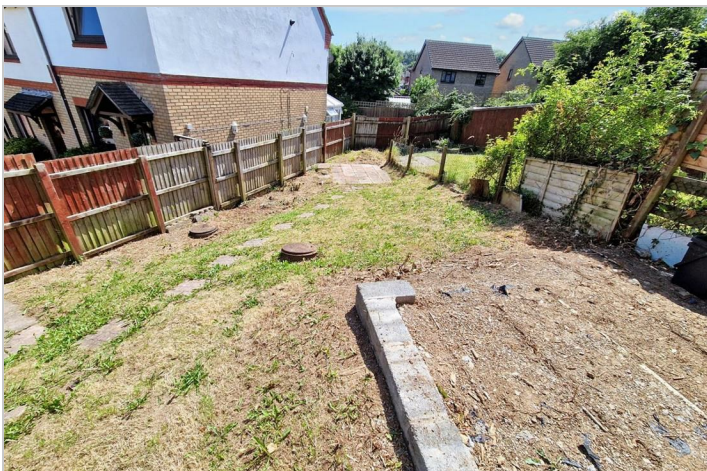
6'5" x 6'3" (1.96m x 1.91m)

with expoed floorboards and tiled / skimmed walls and textured ceilings with central lighting, 3 piece suite wc, sink and bath with electric shower with glass screen, radiator, window to side.

Garden

Enclosed rear gardens which is mostly grass with block path to rear patio, side gated access.

Front open gardens with concrete driveway and grass to front.



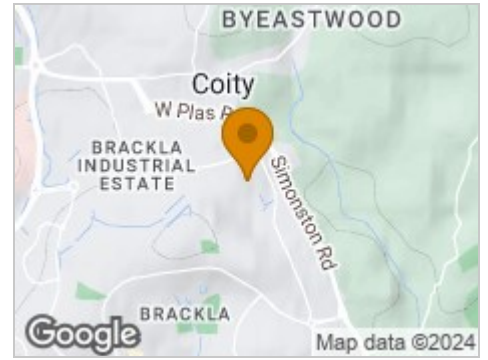
Road Map



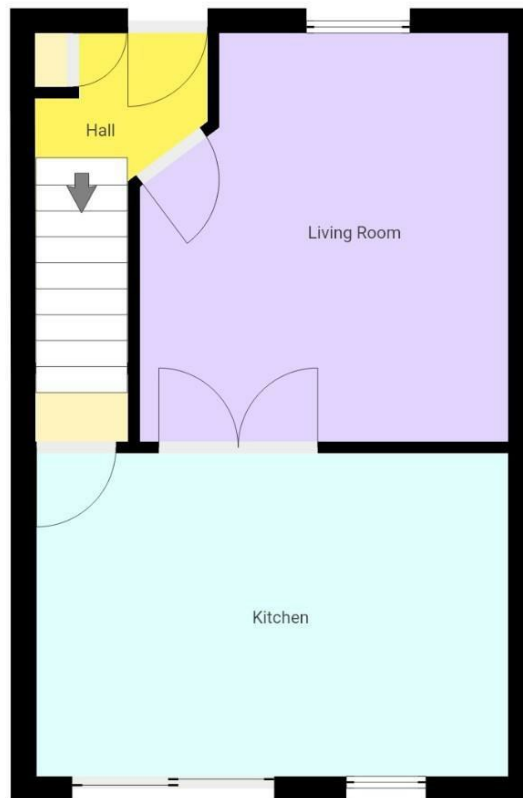
Hybrid Map



Terrain Map



Floor Plan

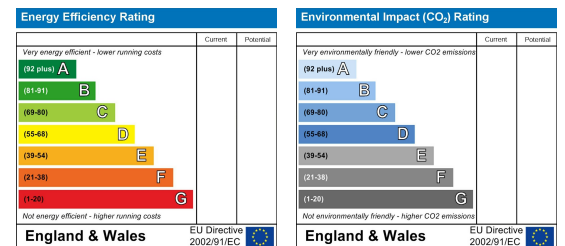


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Viewing

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.