

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



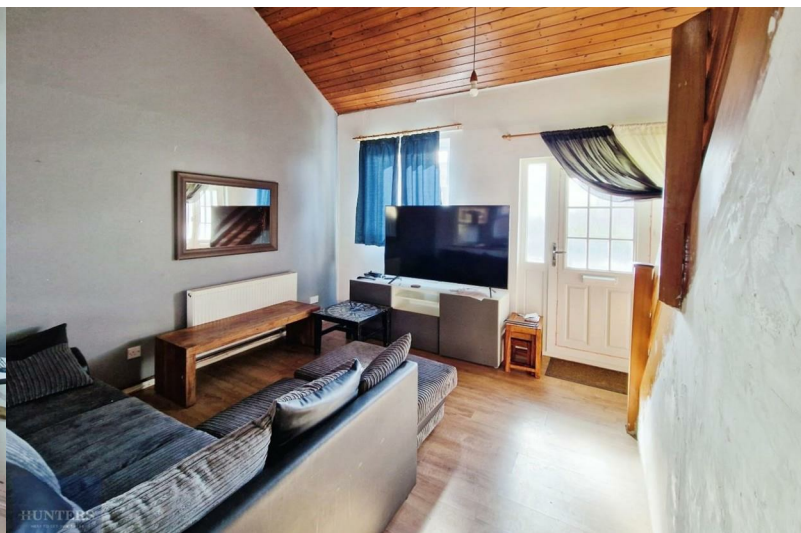
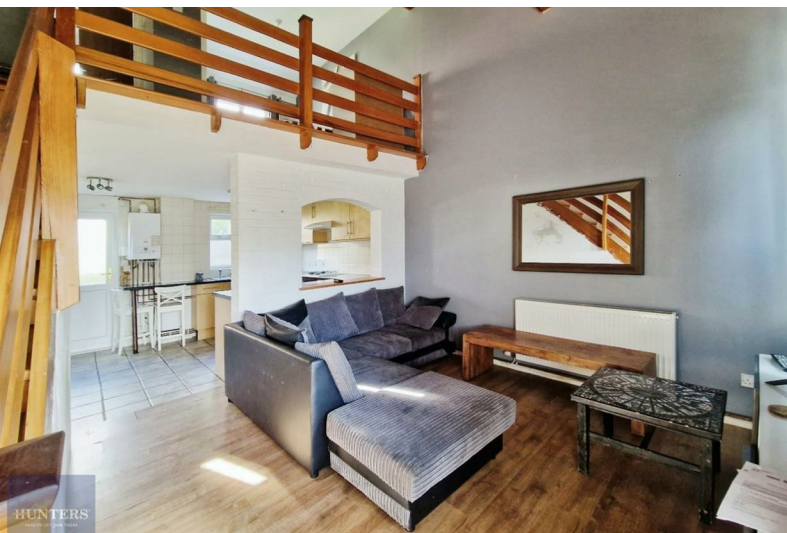
## Hazeldene Avenue

Brackla, CF31 2JR

£125,000



Council Tax: A



# 103 Hazeldene Avenue

Brackla, CF31 2JR

£125,000



## 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.

## Lounge

14'3" x 12'1" (4.34m x 3.68m)

With laminate flooring, skimmed walls, vaulted ceilings wood clad, central light fitting, radiator, window to front, stairs to first floor, front door, open arch to kitchen.

## Kitchen

14'3" x 9'9" (4.34m x 2.97m)

with tiled flooring, tiled / skimmed walls and ceilings with central lighting, radiator, selection of base and wall units in beech with granite effect worktops with tiled splash back, one and half bowl sink with mixer tap, integral electric oven and hood with gas hob, window and door to rear, under stair cupboard.

## Bedroom

11'3" x 9'0" (3.43m x 2.74m)

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

## Bathroom

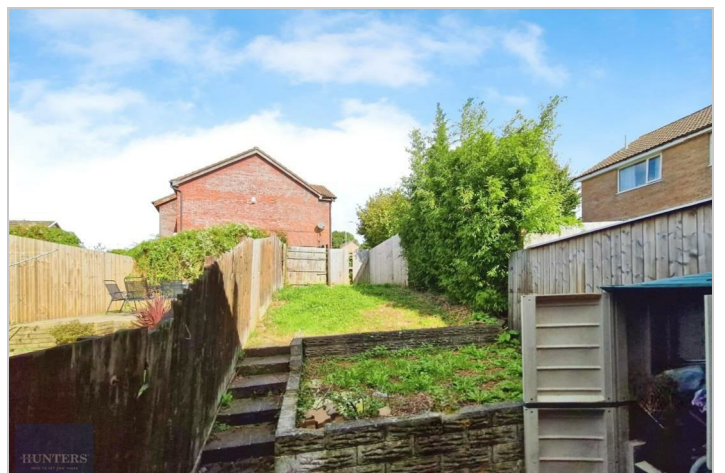
5'6" x 4'11" (1.68m x 1.50m)

found at rear with vinyl flooring, tiled walls and skimmed ceilings with central lighting, 3 piece suite wc and sink, and bath with electric shower and glass screen, window to rear, radiator,

## Garden

Enclosed rear gardens which has patio against house with steps to upper tier which are mostly grass with retaining walls.

Front open gardens with path leading to front door and grass to front.



## Road Map



## Hybrid Map



## Terrain Map



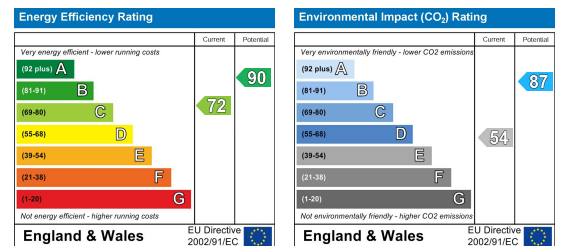
## Floor Plan



## Viewing

Please contact our Hunters Bridgend Lettings 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.