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Hazeldene Avenue

Brackla, CF31 2JR

Offers Over £120,000



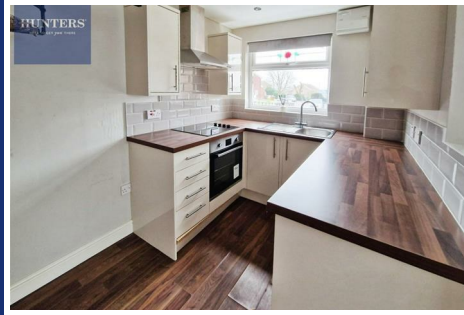
Council Tax: A



122 Hazeldene Avenue

Brackla, CF31 2JR

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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. 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.

In summary, Brackla offers a balanced lifestyle with its convenient transport links, comprehensive local amenities, respected educational institutions, and access to beautiful natural landscapes, making it a desirable place to live in South Wales.

Lounge

13'7" x 85" (4.14m x 25.91m)

With laminate flooring, skimmed walls and ceilings, spot light fittings, radiator, power & tv points, window to front, spiral stairs to first floor, open arch to kitchen, front door.

Kitchen

13'7" x 6'10" (4.14m x 2.08m)

with laminate flooring, skimmed walls and ceilings with spot lighting, radiator, selection of base and wall units in gloss cream cherry wood effect worktops with tiled splash back, one and half bowl sink with mixer tap, integral electric oven and hood with electric hob, windows to front.

Landing

With carpets, skimmed walls and ceilings with central lighting, attic access, spiral staircase, airing cupboard with wall mounted boiler, doors to:

Tel: 01656 856118

Bedroom

13'7" x 8'00" (4.14m x 2.44m)

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

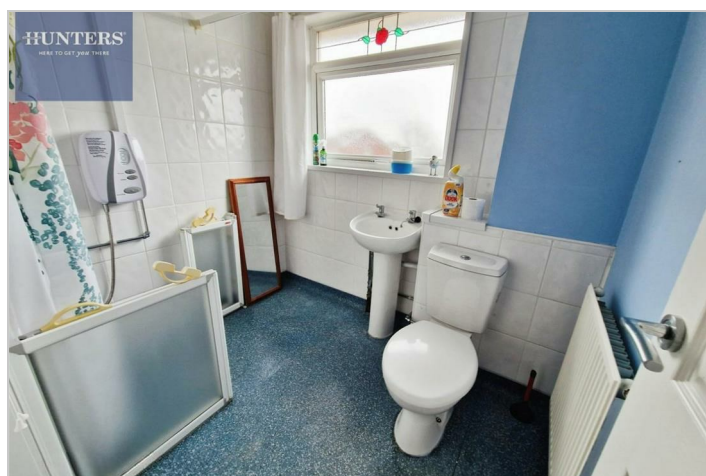
Bathroom

7'2" x 6'0" (2.18m x 1.83m)

with non slip flooring, tiled / skimmed walls and textured ceilings with central lighting, 2 piece white suite sink and wc, separate wet area for showering with half glass screens and electric shower, radiator, window to side.

Garden

Garden is found at the front of the property, with grass either side of a concrete path through centre, outdoor storage cupboard.



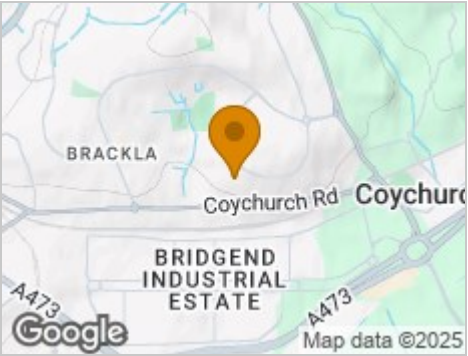
Road Map



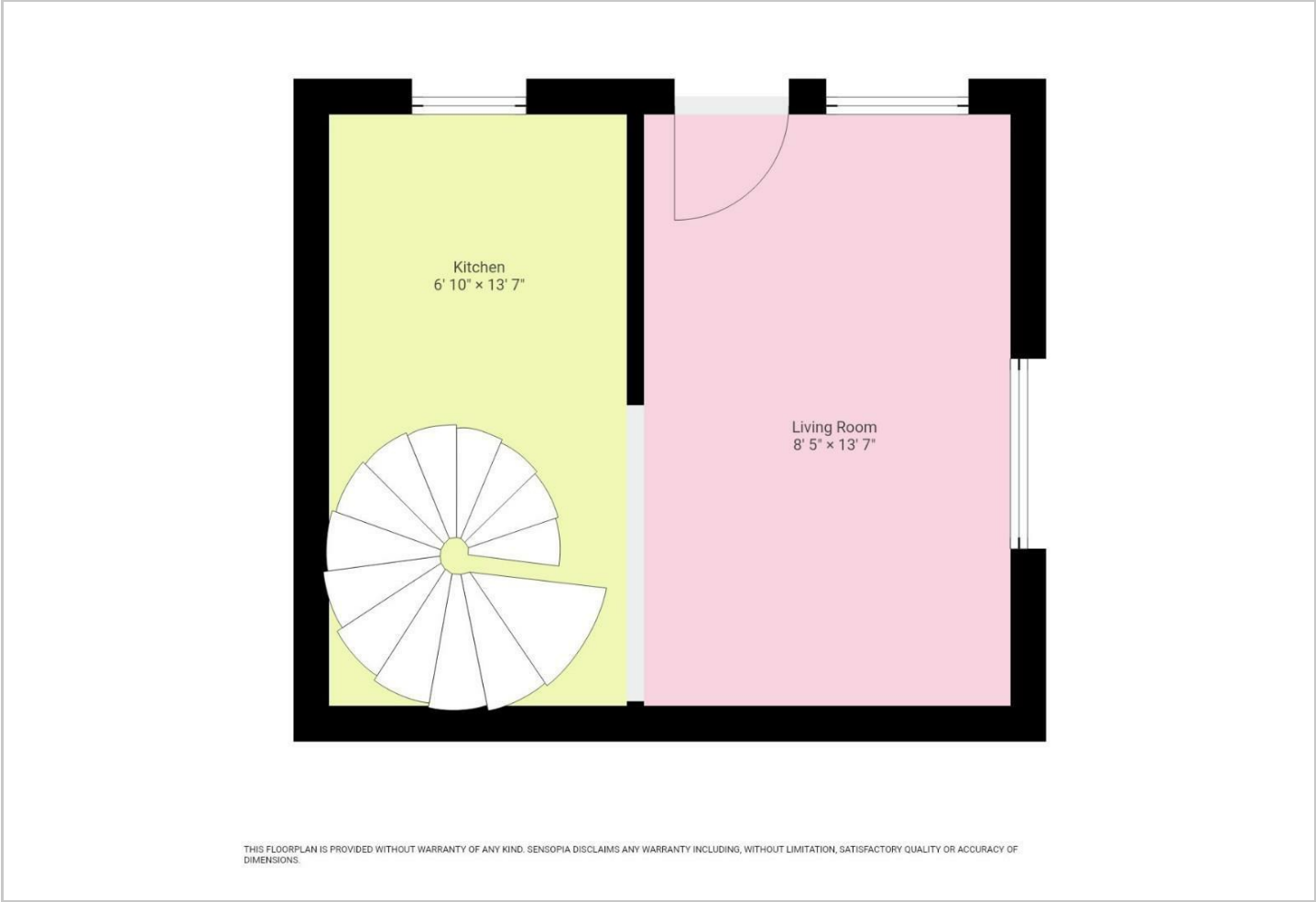
Hybrid Map



Terrain Map



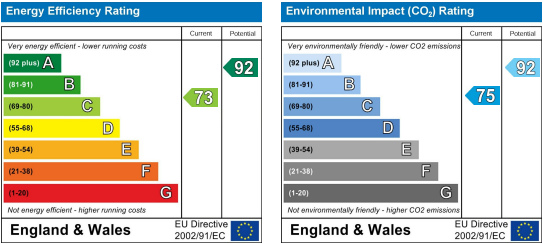
Floor Plan



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.