

# HUNTERS®

HERE TO GET *you* THERE



## Erw Hir (Longacres )

Bridgend, CF31 2DE

£110,000



Council Tax: C





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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.

## Hallway

With carpets, skimmed wall and ceilings with central lighting, window to front, electric radiator.

## Lounge / Kitchen

22'00" x 10'9" (6.71m x 3.28m )

With carpets, skimmed wall and ceilings with central lighting, window to front, electric radiator. Kitchen area with vinyl flooring selection of base and wall units in light oak style with dark oak effect worktops, integral oven, hob and hood.

## Bedroom 1

13'4" x 9'5" (4.06m x 2.87m)

With carpets, skimmed wall and ceilings with central lighting, window to front, electric radiator.

## Ensuite

with vinyl flooring, skimmed walls and ceilings with

central lighting, 2 piece suite sink and wc, seperate shower cubicle with glass door and electric shower.

### Bedroom 2

9'9" x 7'7" (2.97m x 2.31m)

With carpets, skimmed wall and ceilings with central lighting, window to front, electric radiator.

### Bathroom

with vinyl flooring, skimmed walls and ceilings with central lighting, 3 piece suite with over bath shower, window to side.



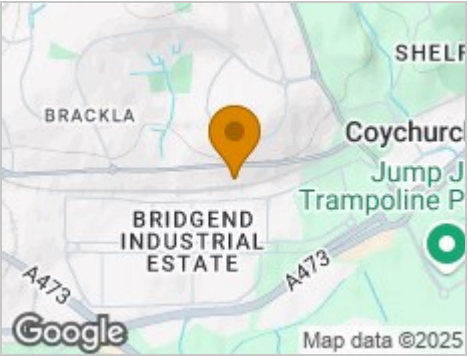
Road Map



Hybrid Map



Terrain Map



Floor Plan

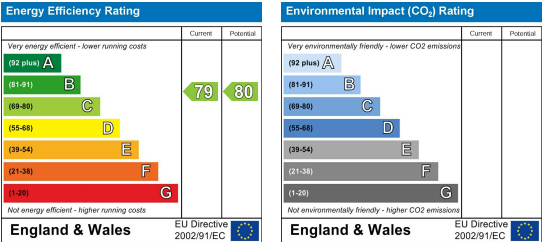


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Viewing

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



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