

HUNTERS®

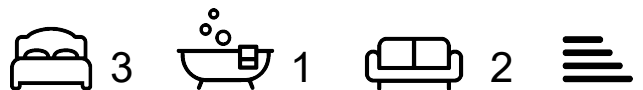
HERE TO GET *you* THERE



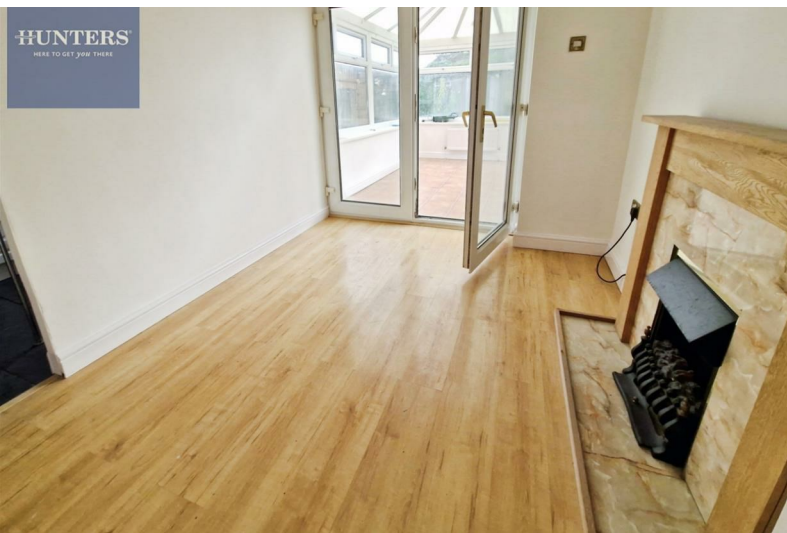
Ton Rhosyn

Brackla, Bridgend, CF31 2HU

£185,000



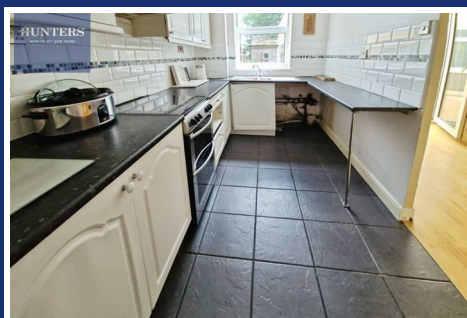
Council Tax: C



27 Ton Rhosyn

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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. 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 laminate flooring, skimmed walls and textured ceilings with central lighting, stairs to first floor, radiator, front door, doors to;

Lounge

14'9" x 12'3" (4.50m x 3.73m)

with carpets, skimmed walls and textured ceilings which are coved with central light fittings, radiator, window to front.

Dining

9'6" x 7'11" (2.90m x 2.41m)

with laminate flooring, skimmed walls and textured ceilings which are coved with central light fittings, radiator, wood fire surround with marble effect hearth and back panel and electric fire, French doors to conservatory.

Kitchen

12'9" x 6'6" (3.89m x 1.98m)

Tiled flooring, skimmed walls & ceilings, central light fittings, radiator, selection of base and wall units in

gloss white with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, free standing oven & hood, window to rear

Conservatory

12'3" x 8'2" (3.73m x 2.49m)

with tiled flooring with dwarf walls and correx roof, central lighting, door to rear.

Landing

which is carpeted, skimmed walls and textured ceilings which are coved with central light fitting, wood balustrade, attic access, doors to;

Bedroom 1

12'6" x 11'9" (3.81m x 3.58m)

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

Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

with carpets, skimmed walls and textured ceilings which are coved with central lighting, radiator, Storage over stair well with wall mounted boiler (1 year old) window to rear.

Bedroom 3

9'8" x 6'2" (2.95m x 1.88m)

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

Bathroom

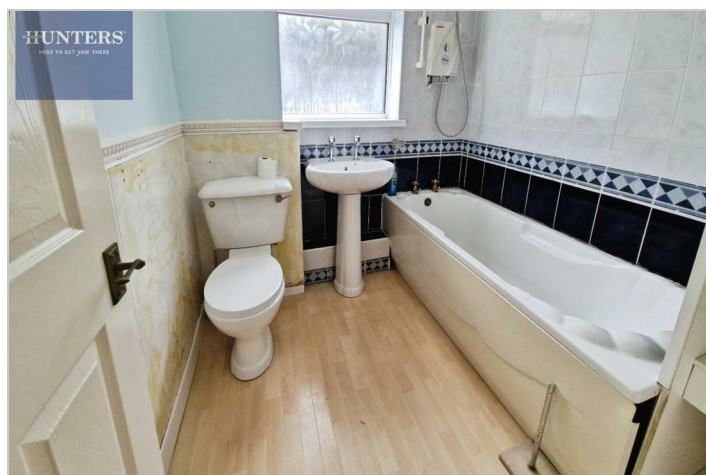
6'6" x 6'3" (1.98m x 1.91m)

with vinyl flooring and clad / skimmed walls and textured ceilings with central lighting, 3 piece suite wc, sink and bath with electric shower.

Gardens

An enclosed garden with block paved path along side of the house from the front leading to rear block built shed, lawn to middle.

Front has lawn to front and concrete steps leading down to front entrance. There is a detached allocated parking space at the end of the row of houses.



A map snippet from Google Maps showing a location marked with an orange pin. The map includes labels for 'Brackla Way' and 'Cae Ffynnen'. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A satellite map of Brackla, showing a residential area with a yellow location pin and a circular highlight.

Living Room
14' 9" x 12' 3"

Hall
12' 3" x 6' 3"

Dining Room
7' 11" x 9' 6"

Kitchen
6' 6" x 12' 9"

Other
8' x 12' 3"

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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