

# HUNTERS®

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## Derwen View

Brackla, Bridgend, CF31 2QU

£260,000



Council Tax: D



# 24 Derwen View

## Brackla, Bridgend, CF31 2QU

£260,000



### 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 Ogmore-by-Sea and Porthcawl, is easily accessible for seaside escapades.

### Porch

with tiled flooring, skinned walls and textured ceiling with central lighting, radiator, front door and secondary door into lounge.

### Lounge

15'10" x 11'0" (4.83m x 3.35m ) with carpets, skinned walls and textured ceiling with central lighting, radiator, window to front, stairs to first floor.

### Kitchen dining

19'8" x 12'4" (at widest) (5.99m x 3.76m (at widest)) with tiled flooring, skinned walls and textured ceiling with two central lights, selection of base and pantry units in shaker style light oak with granite effect worktop, integral appliances to include electric oven and grill, gas hob and electric hood and fridge, window and French doors to rear, door to side, radiator.

### Utility / wc

Off kitchen, vinyl flooring, skinned walls and

textured ceiling with central lighting, wc, radiator, plumbing for washing machines, window to side.

### Landing

with carpets, skinned walls and textured ceiling with central lighting, radiator, wood bannister with spindles, airing cupboard, window to side.

### Master Bedroom

14'7" x 11'8" (4.45m x 3.56m )

with carpets, skinned walls and textured ceiling with central lighting, radiator, window to rear, door to ensuite.

### Ensuite

Tiled flooring and skinned / tiled walls, textured ceiling with central lighting, 3 piece suite with wc and hand wash basin and shower cubicle with thermostatic shower and glass screens, radiator.

### Bedroom 2

11'00" x 10'8" (3.35m x 3.25m )

with carpets, skinned walls and textured ceiling with central lighting, radiator, window to front.

### Bedroom 3

9'8" x 8'9" (2.95m x 2.67m)

with carpets, skinned walls and textured ceiling with central lighting, radiator, window to front.

### Bathroom

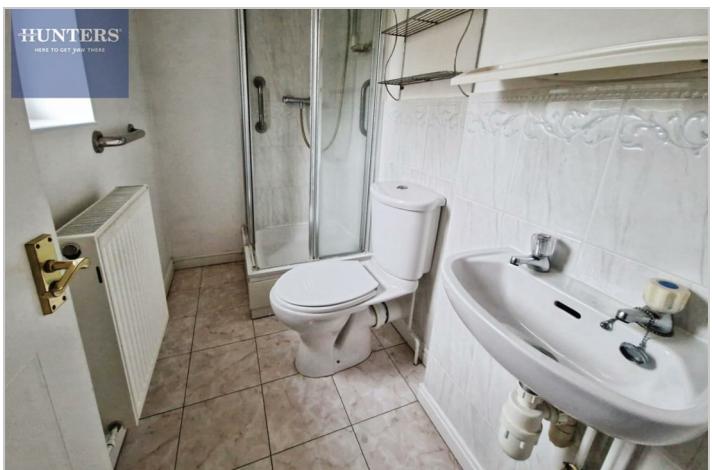
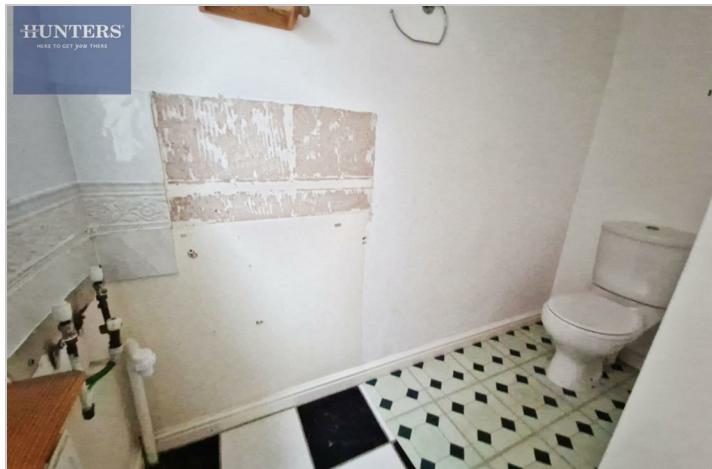
7'10" x 5'7" (2.39m x 1.70m )

with tiled flooring and tiled / skinned walls with textured ceiling with central lighting, 3 piece suite with sink, wc and bath with shower attachment, window to side, radiator.

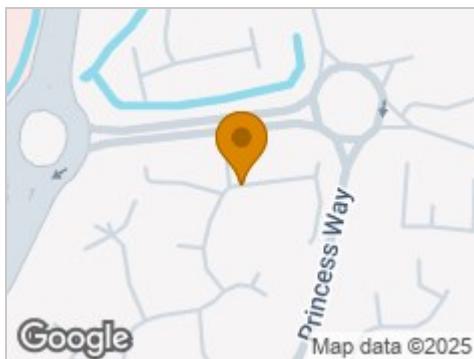
### Gardens

Open front garden with tarmac driveway for 2 cars leading to integral garage with up and over front door, power and lighting. To the side of the driveway is a grassed lawn with a border of mature trees and bushes.

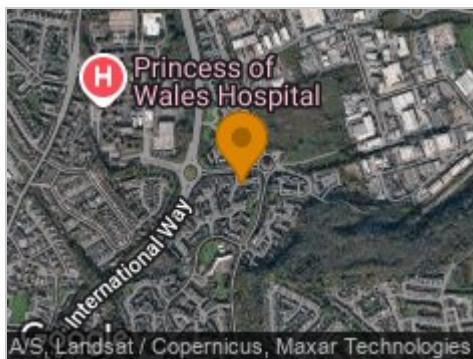
The rear garden is enclosed with a lower tier of patio slabs, with side access to front, steps leading to a level upper tier which has a selection of mature trees and bushes, slightly overgrown in places.



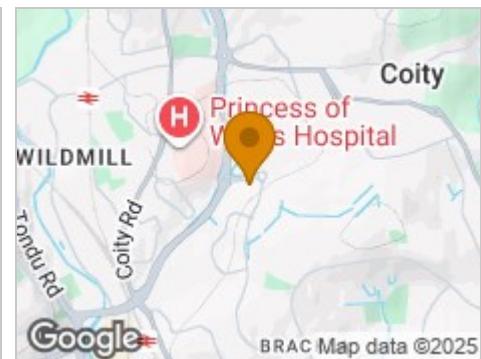
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

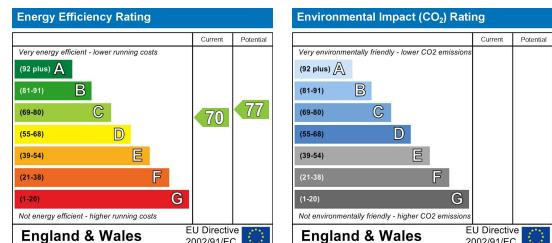


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## Viewing

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.