

# HUNTERS®

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## Tremains Court

Brackla, Bridgend, CF31 2SR

£350,000



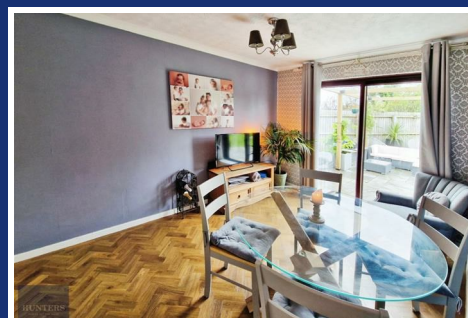
Council Tax: E



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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.

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.

## Porch & Hallway

with LVT flooring, skimmed walls and textured ceilings which are covered with two central lighting fixtures, radiator, stairs to first floor, doors to:

## Cloakroom

Off hallway with tiled flooring and walls and textured ceiling which is covered with central lighting, radiator, WC and sink built into vanity storage.

## Lounge

19'2" x 10'9" (5.84m x 3.28m)

with LVT flooring, skimmed walls and textured ceiling which is covered with central and side lighting, built in gas fire, radiator, box bay window to front with two additional windows.

## Dining

12'10" x 8'9" (3.91m x 2.67m)

with LVT flooring, skimmed walls and textured ceiling which is covered with central lighting, under stairs cupboard, patio doors to rear garden.

## Kitchen

10'00" x 8'11" (3.05m x 2.72m)

with LVT flooring, skimmed walls and textured ceiling with spot lighting, window to rear. Shaker style fitted kitchen in navy with a selection of base, wall units with marble effect worktops, appliances to include free standing electric oven

with matching extractor hood & integrated dishwasher, open arch to utility

#### Utility

6'11" x 5'5" (2.11m x 1.65m )

with LVT flooring, skimmed walls and textured ceiling with central lighting, selection of matching base units with marble effect worktops, plumbing for washing machine and space for tumble dryer, door to rear.

#### Landing

with carpets, skimmed walls and textured ceiling which are covered with central lighting fixture, wood banister with spindles, window to side.

#### Master Bedroom

11'6" x 9'2" (3.51m x 2.79m)

with laminate flooring, skimmed walls and textured ceiling which are covered with central lighting, window to rear, radiator, built in wardrobes along one wall, door to ensuite

#### Ensuite

with tiled flooring and walls and textured ceiling with spot lighting, WC and hand wash basin built into vanity storage, shower cubicle with glass screens and thermostatic shower, window to side.

#### Bedroom 2

10'11" x 9'6" (3.33m x 2.90m)

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

#### Bedroom 3

9'3" x 7'4" (2.82m x 2.24m)

with carpets, skimmed walls and textured ceiling with central lighting, window to rear views, radiator.

#### Bedroom 4

9'5" x 8'0" (at widest) (2.87m x 2.44m (at widest))

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

#### Bathroom

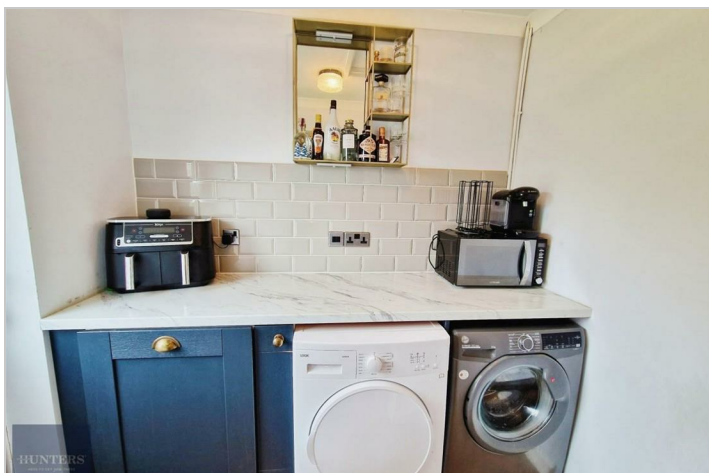
6'4" x 5'10" (1.93m x 1.78m )

Tiled floor and walls, textured ceilings with spot lighting, 3-piece white suite, WC and hand wash basin built into vanity storage, bath with shower attachment and electric shower, window to side.

#### Gardens

Enclosed rear garden with large patio area against house and wooden pagoda, leading to a grass area with raised borders with selection of trees and bushes, side access. Additional area to the side with covered entertainment area currently housing hot tub.

Front open garden with driveway for 2 cars, integral single garage with up and over front door, power and lighting, Grass to front of the house and decorative chipped area to side with mature trees and bushes.



## Road Map



## Hybrid Map



## Terrain Map



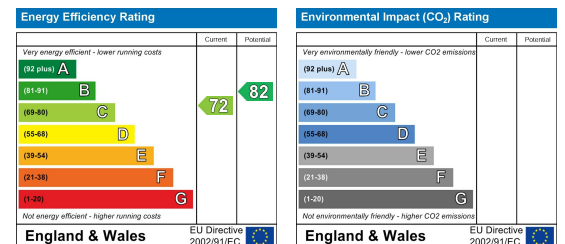
## Floor Plan



## 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.