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126 Hazeldene  
Avenue  
Brackla, Bridgend, CF31 2JR

126 Hazeldene Avenue

Asking price **£124,950**

Situated in a popular Brackla location, this one bedroom mid linked property offers open plan living with off road parking and a low maintenance rear garden.

One bedroom mid linked property

Open plan living with mezzanine level above

Surprisingly spacious

Bedroom comes complete with built in wardrobes

Three piece bathroom

Electric heating

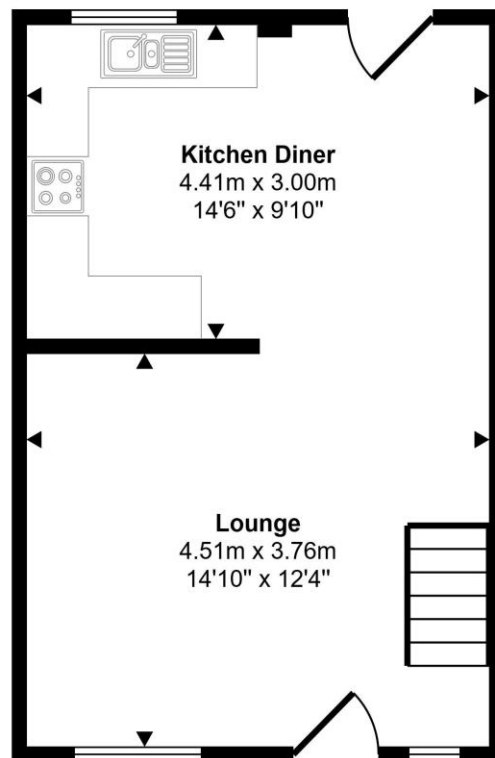
Ideal first time buy

Driveway parking to the front

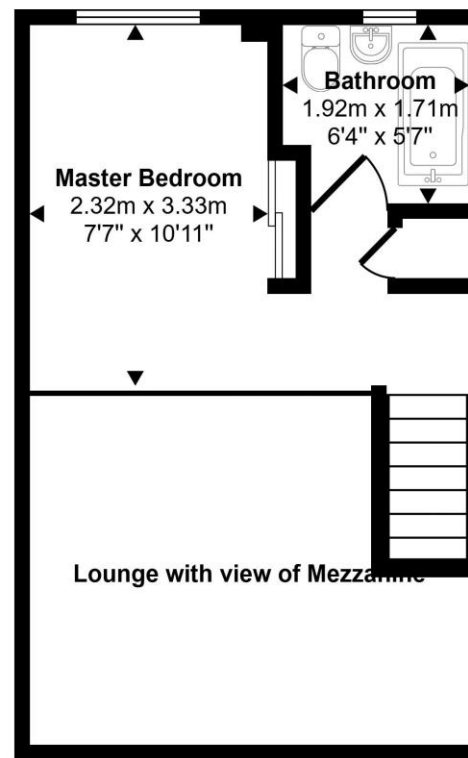
Low maintenance rear garden



Approx Gross Internal Area  
47 sq m / 504 sq ft



Ground Floor  
Approx 31 sq m / 332 sq ft



First Floor  
Approx 16 sq m / 172 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This one bedroom mid linked property is located just off Channel View in Brackla. The property offers a unique design of open plan living with the bedroom visible by a mezzanine level above. The layout consists of a lounge, kitchen and space for dining to the ground floor. The staircase leads to the bedroom and bathroom above. The property offers lots of potential and is ideal for anyone looking to get on the property ladder. There is driveway parking to the front and a generous enclosed, low maintenance garden to the rear.

The property is entered via a double glazed door opening into a small porch with storage area to the side and a double glazed door to the lounge. The well-proportioned open plan living space has a staircase leading to the first floor, a window to the

front aspect and an opening hatch to the kitchen/diner. The kitchen has been fitted with a range of base and wall units with roll top worksurfaces. There is a sink unit with mixer tap, space for a fridge/freezer a, washing machine and a freestanding electric cooker. The floor is tiled and there is a double glazed door and window to the rear.

The stairs to the first floor mezzanine is carpeted along with the landing that has is a loft access point, a storage cupboard which houses the hot water tank and a door to the bathroom. The landing continues through into the mezzanine bedroom. The bathroom is fitted with a three-piece suite comprising of a panelled bath, low-level WC and a pedestal wash hand basin.

The walls and floor are fully tiled and there is an obscured double glazed window to the rear. The bedroom is open plan and overlooks the lounge area below and benefits from built-in mirrored wardrobes providing plenty of hanging and storage space. There is a window to the rear aspect over looking the garden. The property currently has electric heating with a water tank on the landing providing the hot water.

The property is approached by a concrete driveway allowing off-road parking and has footpath leading to the front door. The enclosed rear garden is laid to patio and is surrounded by feather edge fencing. A tiered section laid to decorative bark chippings lies at the bottom of the garden.





## Tenure

Freehold

## Services

Electric, Water and drainage

Council Tax Band B

EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

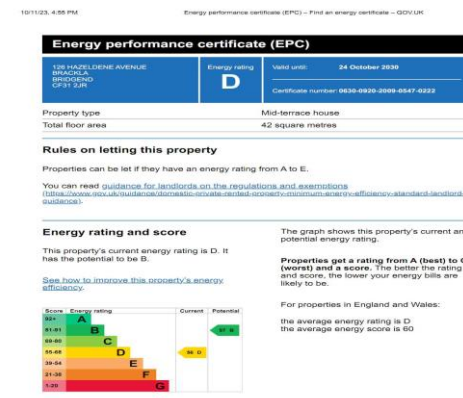
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



## Directions

From our office, continue through Bridgend Town Centre and follow the road up hill towards Castle Bingo. At the traffic lights, turn right and follow along Tremains Road for approximately 1 mile, passing through a set of traffic lights and passing the Haywain Pub on the left hand side. At the roundabout, turn left and follow the road up hill. At the second roundabout, head straight over onto Brackla way. Follow the road for approximately two miles before taking a right turn onto Channel View. Follow this road, passing the School and continue

Viewing strictly by appointment through Herbert R Thomas

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