

**hrt**  
herbert r thomas

227 Longacres  
Brackla, Bridgend

CF31 2DH

[hrt.uk.com](http://hrt.uk.com)





## 227 Longacres

Asking price **£129,995**

Two double bedroom ground floor apartment with spacious kitchen/diner and two allocated parking spaces located in a popular development within Brackla.

Two double bedroom ground floor apartment

Spacious lounge & kitchen/diner

Popular development close to local amenities

Two allocated parking spaces

Ideal first time buy/Investment









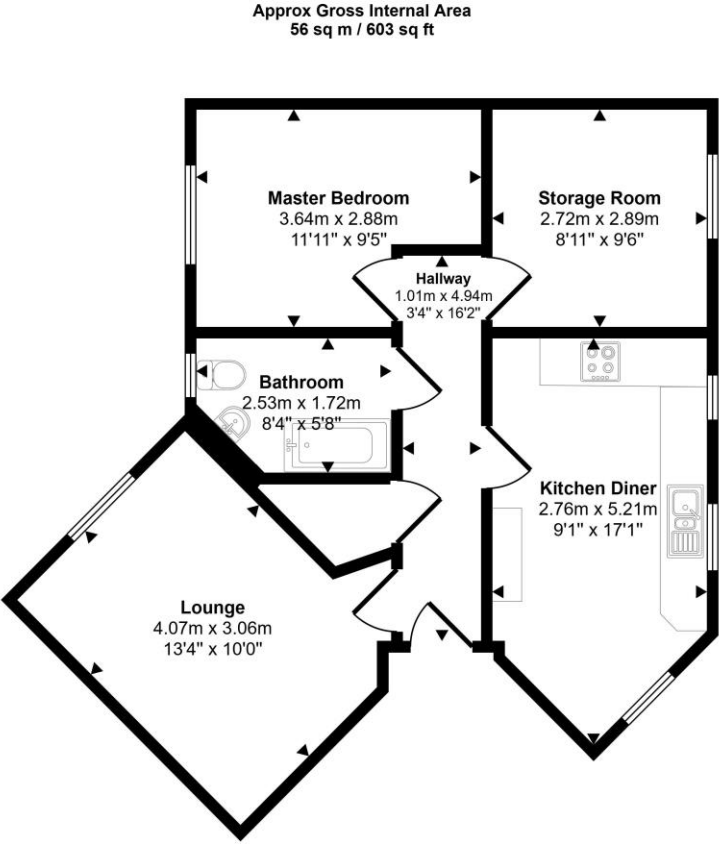
This two double bedroom ground floor apartment is located on a popular residential development in Brackla, just a few minutes' walk from the local Schools and amenities. The property benefits from a spacious lounge and kitchen/diner, two double bedrooms and a stylish three piece family bathroom. Outside, there is allocated parking for two vehicles - side by side and communal bin storage. The apartment building lies opposite the children's park and is only a 15/20 minute walk from Bridgend Town Centre and its transport links. The property is entered via a communal hallway which gives access to just three

apartments and access to the secure communal area is via an intercom system.

The front door opens into a long entrance hallway which has doors to the lounge, kitchen/diner, both bedrooms and the family bathroom. There's an additional storage cupboard and laminate flooring. The lounge is a generous sized room with a window to the rear and fitted carpet. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and matching up stands. There is a

built-in oven and gas hob and space for a dishwasher, washing machine and fridge/freezer. The room has space for a table, an additional breakfast bar attached to the wall and a wall hung combi boiler concealed in the cupboard. Bedroom one is a double room with window to the side and a recess for wardrobes and fitted carpet. Bedroom two is another double room with a window to the side and fitted carpet. The family bathroom is fitted with a three piece suite and comprises of a panelled bath with a thermostatic shower over, pedestal wash hand basin and WC. There is a window to

the rear, the walls are part tiled and finished with vinyl flooring. Externally, the property benefits from two allocated parking spaces - side by side. These spaces are behind the building in a communal area which also has a bin storage area.



Floorplan

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.





## Tenure

Leasehold

## Services

All mains services  
Council Tax Band C  
EPC Rating C

## Referral Fees

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

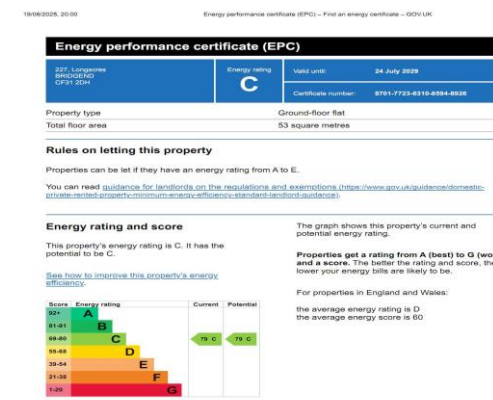
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Junction 36 of the M4, travel south along the dual carriage way, signposted Bridgend. Proceed over the first roundabout (Mercedes garage) and at the second roundabout take the fourth exit signposted Coychurch. Proceed under the railway bridge and take the immediate left hand turning signposted Brackla. Proceed along this road to the traffic lights turning left into Longacres. Continue through the development. The property can be

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



