



**hrt**  
herbert r thomas

135 Hazeldene  
Avenue  
Brackla, Bridgend, CF31 2JR

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

# 135 Hazeldene Avenue

Asking price **£259,995**

Extended Detached Two-Bedroom  
Bungalow in the Heart of Brackla.

Extended two double bedroom  
detached bungalow

Versatile living accommodation

Generous plot with multiple  
outbuildings

Open plan lounge/kitchen

Multiple reception rooms

Two bathrooms

Detached garage & driveway parking for  
multiple vehicles

Beautiful wrap around gardens





Located just off Channel View, this spacious and well-presented two double bedroom detached bungalow sits on a generous plot in a popular area of Brackla. The accommodation features a spacious lounge with open-plan kitchen, a separate dining room/sitting room, and a conservatory that opens directly onto the garden—perfect for entertaining. The property offers two generous double bedrooms, including the main with en suite, as well as a modern family bathroom. Outside, the property benefits from wrap-around gardens, a range of useful outbuildings, a detached garage, and driveway parking for multiple vehicles. This versatile property offers both space and convenience, ideal for a wide range of buyers in a well-connected location just minutes from the local Schools and shops. The property is entered via a UPVC double glazed door with a decorative stained glass panel which opens into an entrance porch. The porch has tiled flooring, radiator and a doorway leading through to the lounge. The lounge is a generous size with window to front aspect. The room is carpeted with an open plan kitchen leading off and a doorway through to the inner hallway. The kitchen is fitted with a range of base, wall and drawer units with complementary laminate work surfaces. There is a built-in microwave, double oven and space for an American fridge/freezer. A five burner gas hob sits central with a stainless steel splash back and extractor fan above. The walls are part tiled with a window to the rear. A door leads through to the conservatory. The conservatory is a great addition to the property (with a solid roof added in 2021). The room has plenty of space for furniture and French

doors opening onto the garden. The inner hallway is carpeted with doorways leading to one of the bedrooms, the family bathroom and the dining room/sitting room (or alternatively, could be a potential dressing room to the main bedroom). There is also a handy storage cupboard which houses a wall hung Baxi combi boiler and allows plumbing for the washing machine along with an additional storage area to the side. The property also benefits from a MVHR system - a mechanical ventilation with heat recovery. This extracts stale moist air and replaces it with fresh air. The sitting room/dining area (previously a bedroom) has laminate flooring with a window to the front and a doorway leading through to the main bedroom. The main bedroom has a window to the side overlooking the lawned garden. The room is carpeted with plenty of space for a double bed and wardrobes. A doorway lead through to the ensuite shower room. The shower room is fully tiled. There is a shower cubicle with a thermostatic shower, vanity unit with

wash hand basin and a WC. The room is finished with a chrome towel rail, shaver point, inset shelving and a window to the rear. Bedroom two is another double bedroom with window to the rear and a vaulted ceiling with two skylight windows and exposed beams. The room is carpeted with an array of fitted, mirrored wardrobes providing plenty of hanging and storage space. The family bathroom comprises a shower cubicle with a thermostatic rainfall shower, a WC and a vanity unit with wash hand basin inset. The walls are fully tiled with a window to the rear, shaver point and a chrome towel rail. The property sits on a generous plot and is accessed by a step leading to the front door. To the left of the bungalow is a beautifully manicured garden with natural hedging, decorative chippings and a greenhouse. A pathway leads around the whole property. To the right of the property is a raised patio which is surrounded by a selection of outbuildings and a detached garage, all of which benefit from power and light.





## Tenure

Freehold

## Services

All mains  
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.

Energy performance certificate (EPC)	
<b>110, Trevelyan Avenue</b> <b>Bridgend</b> <b>CF31 2JF</b>	<b>Issue date:</b> 8 October 2024 <b>Certificate number:</b> 8136 6222 9876 9043 0008
Property type	Detached bungalow
Total floor area	53 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords>.  
<https://www.rental-property.com/articles/energy-rated-property-a-guide>

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.**

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

## Directions

From our office, continue through Bridgend Town Centre and follow the road up the 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 head up the 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

Viewing strictly by appointment  
through Herbert R Thomas

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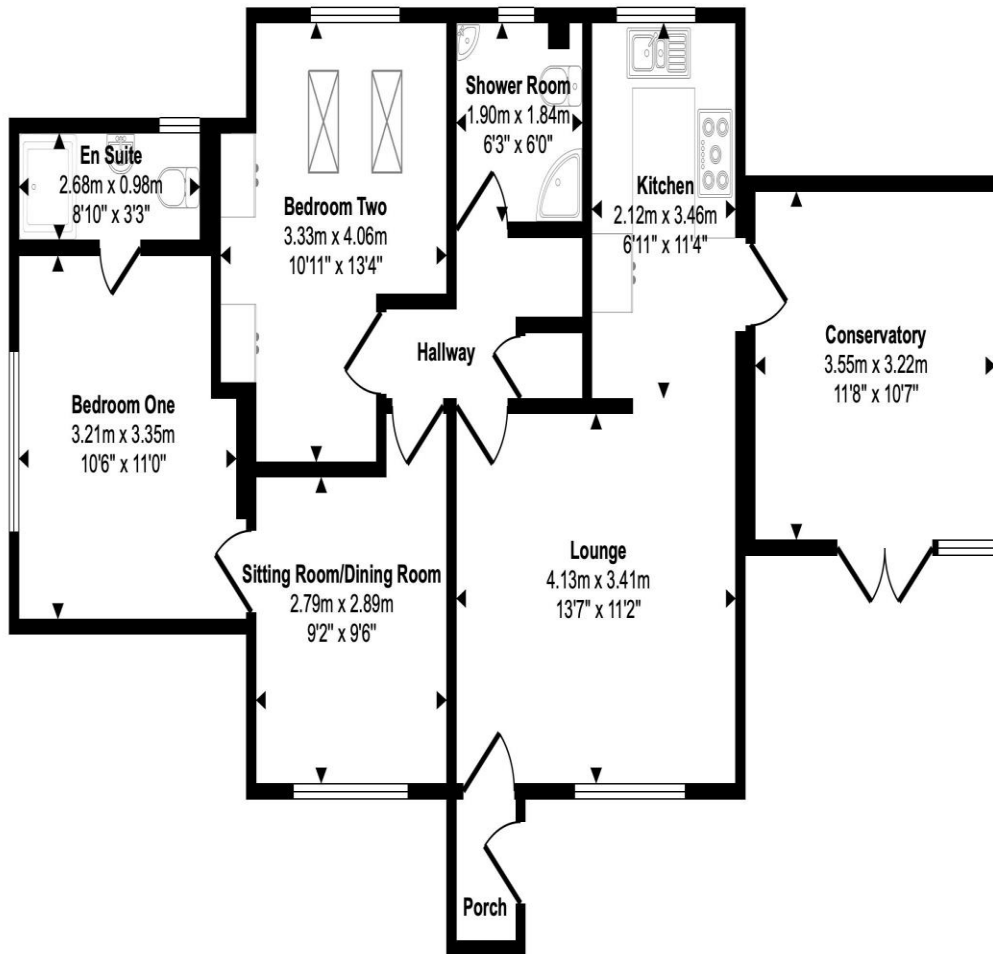
**hrt** Est. 1926

**RICS**

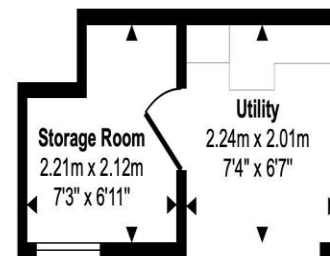
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



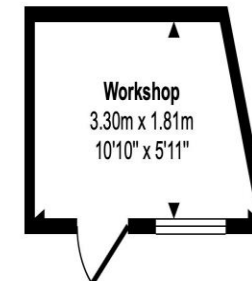
Approx Gross Internal Area  
108 sq m / 1167 sq ft



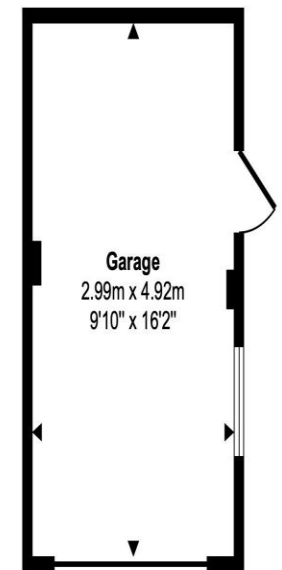
**Floorplan**  
Approx 79 sq m / 855 sq ft



**Outbuilding**  
Approx 9 sq m / 95 sq ft



**Workshop**  
Approx 5 sq m / 59 sq ft



**Garage**  
Approx 15 sq m / 158 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.

