

**hrt**  
herbert r thomas

224 Longacres  
Bridgend, CF31 2DH

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





## 224 Longacres

Asking price **£130,000**

Well-presented, spacious two-bedroom ground floor flat with two allocated parking bays in a sought-after Brackla location.

Spacious two-bedroom ground floor flat

Stylish kitchen/diner with utility space

Generous reception room

Main bedroom with fitted wardrobes

Two allocated parking bays

Modern, well-appointed bathroom

Popular Brackla location

Close to local schools, shops, and amenities

Excellent access to M4 Junctions 35 & 36









Situated in a popular Brackla location within easy reach of local schools, shops, amenities, and M4 junctions, this beautifully renovated ground floor flat offers modern living with the added benefit of two parking bays and proximity to a local park.

The property is entered via an entrance hallway with access to the lounge, kitchen/diner, two bedrooms, bathroom, and storage cupboard. The lounge is a generously sized reception room, with ample space to serve as both a lounge and dining area if desired. A side-facing double-glazed window provides plenty of natural light.

The stylish modern kitchen/diner has been fitted with a matching range of base and eye-level units, squared-edge worktops, and sleek tiled splash backs and features a one-and-a-half bowl stainless steel sink with mixer tap, built-in oven with induction hob, extractor fan, and tiled flooring. There is space for a fridge/freezer, dishwasher, and washing machine, as well as an additional worktop and base unit that provides

extra utility space and storage. The kitchen/diner is a generous size, offering ample space for a dining table and chairs, and is further enhanced by three double-glazed windows that flood the room with natural light.

The main bedroom is an impressive double, benefitting from fitted wardrobes, wood-effect vinyl flooring, and a side-facing double-glazed window. The second bedroom is another good-sized double with fitted carpet, ample space for

furniture, and a double-glazed window overlooking the playing green. The bathroom comprises a modern three-piece suite with low-level WC, pedestal wash hand basin, and bath with overhead shower. Additional features include tiled flooring, half-tiled walls (fully tiled in wet areas), bespoke storage cupboard, chrome heated towel rail, shaving point, and obscure side-facing window.





## 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.

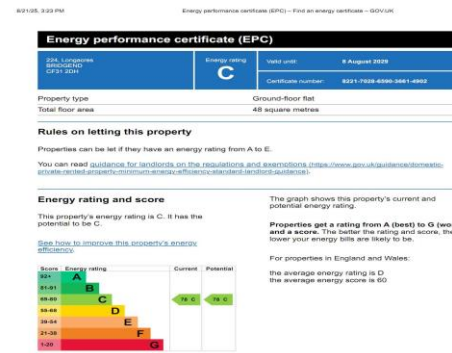
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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.



<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8221-7028-4550-3461-4802/printview>

## 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 found on the right hand side just before the

Viewing strictly by appointment  
through Herbert R Thomas

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**hrt** Est. 1926

**RICS**

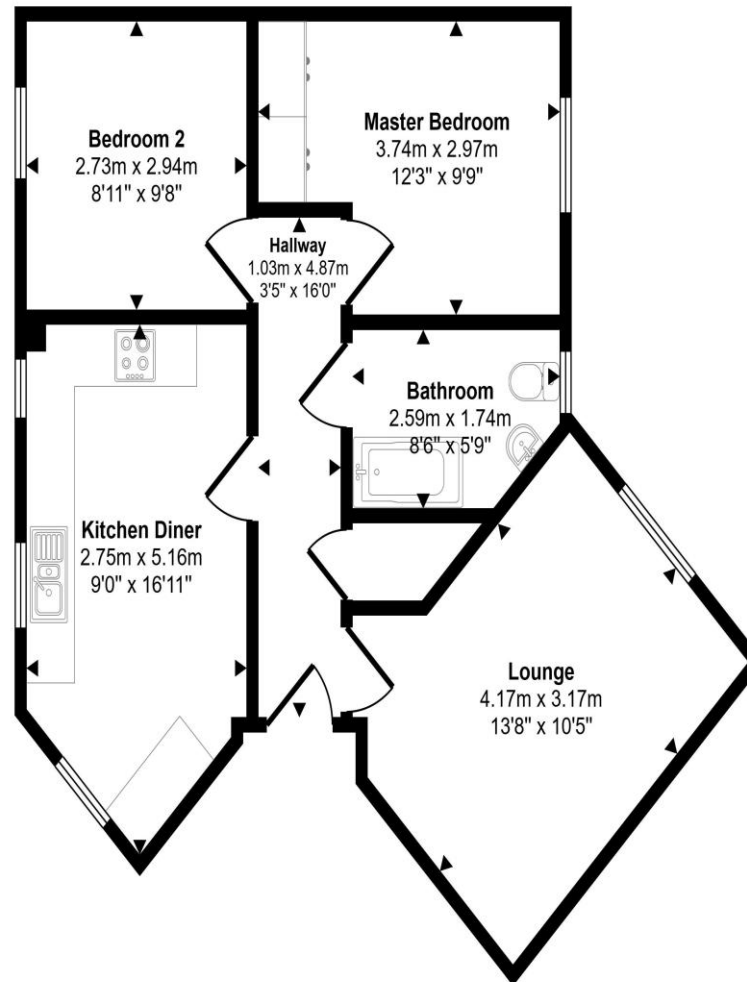
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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







Approx Gross Internal Area  
57 sq m / 613 sq ft



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.



