



hrt

herbert r thomas

hrt.uk.com

11 Longacres
Brackla,
Bridgend,
CF31 2DD

11 Longacres

Asking price **£155,995**

Two double bedroom mid link property with two allocated parking spaces

Two bedroom mid link property

Popular residential development

Ideal first time buy

Ground floor cloakroom/WC

Enclosed rear garden

Two allocated parking spaces





This two bedroom mid link property is located in a popular residential development within Brackla. Longacres is a short walk from all the local amenities. The property lies in a cul de sac at the start of the development, the accommodation comprises a lounge, kitchen/diner and cloakroom/WC to the ground floor and two double bedrooms and family bathroom to the first floor. There is an enclosed rear garden and the property comes with two allocated parking spaces.

Ground Floor The property is entered via a double-glazed front door leading into a welcoming lounge. The carpeted room features a front-facing window and a staircase rising to the first floor, with additional space for furniture beneath. Continuing through, there is access to a ground floor cloakroom fitted with a two-piece suite comprising a wall-hung wash hand basin with splash back tiling and a WC. The room benefits from vinyl flooring and a radiator. From here, the lounge opens into the kitchen/dining area, which is fitted with a range of base, wall, and drawer units complemented by laminate work surfaces. The kitchen includes a 1.5 bowl sink, electric oven, four-burner gas hob, and space for a fridge/freezer and washing machine. A cupboard discreetly houses the Glow-worm boiler. There is space for a small dining table and both a sliding patio door and rear window providing plenty of natural light and access to the garden.

First Floor Carpeted stairs lead to the landing, which provides access to the loft and doors to both bedrooms and

the family bathroom. The main bedroom is situated at the front of the property and is a spacious double room featuring triple built-in wardrobes offering excellent hanging and storage space, a window to the front, and fitted carpet. The second bedroom is another good-sized room with a rear-facing window, currently used as a home office. It also benefits from a fitted carpet and a built-in storage cupboard housing the hot water tank with additional storage around it. The family bathroom comprises a three-piece suite including a panelled bath with shower over, pedestal wash hand basin, and WC. The room

is part tiled, has a window to the rear, an electric shaver point, and vinyl flooring.

Outside The property is approached by a pathway and steps leading to the front door, with a front garden laid to lawn. There are two allocated parking spaces belonging to the property — one directly outside and another on the left as you enter the cul-de-sac. The rear garden offers a low-maintenance outdoor space with a patio area leading from the kitchen, decorative stone chippings, and a raised planted border. The garden is enclosed by wooden feather-edge fencing, providing both privacy and security.





Tenure

Freehold

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.

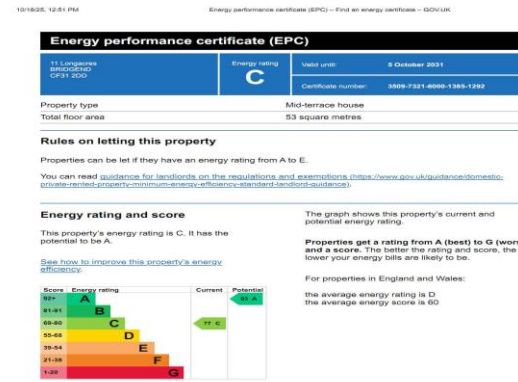
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

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 Motorway, travel South along the dual carriageway, 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 turn, signposted Brackla. Proceed along this road to the traffic lights turning left into Longacres. Take the next left, the property can be found on the right-hand side indicated by our for sale board.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

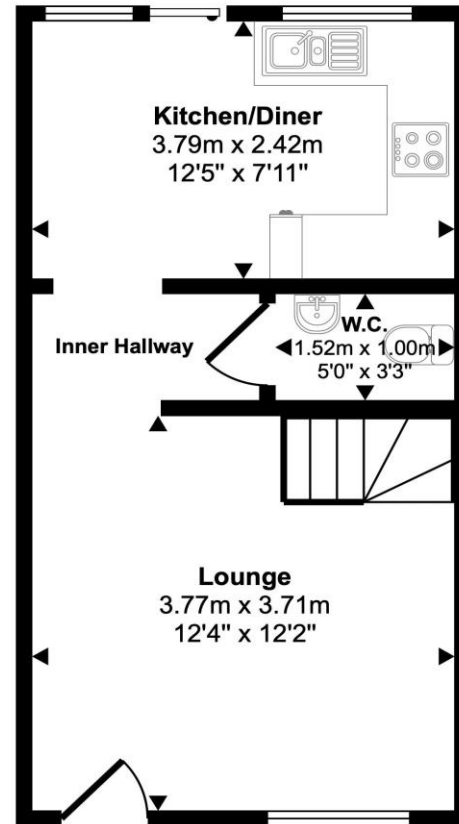
hrt Est. 1926



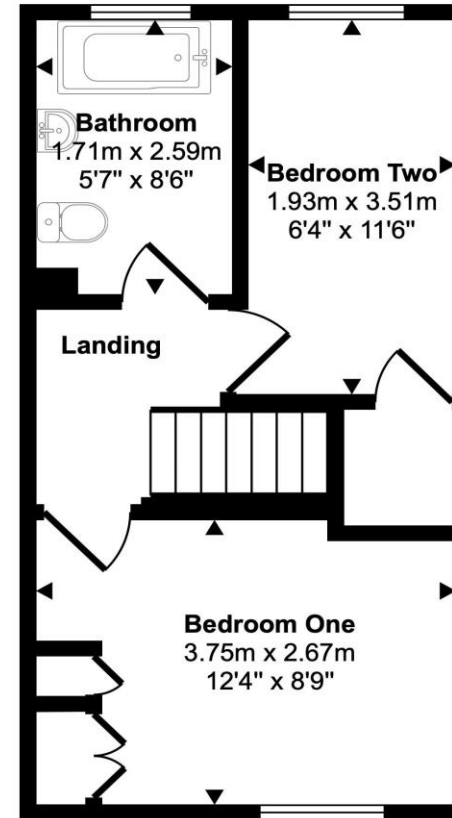
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
56 sq m / 602 sq ft



Ground Floor
Approx 28 sq m / 302 sq ft



First Floor
Approx 28 sq m / 299 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.

