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herbert r thomas

51 Lavender Court
Brackla, Bridgend, Bridgend,
CF31 2ND

hrt.uk.com

51 Lavender Court

Asking price **£165,000**

A beautifully presented first-time purchase with private, enclosed, westerly-facing rear garden

Ideal first-time purchase

Two bedrooms

Modern kitchen and shower room

Spacious lounge

Allocated parking

Private westerly-facing rear garden

Quiet cul-de-sac location close to amenities





FREE

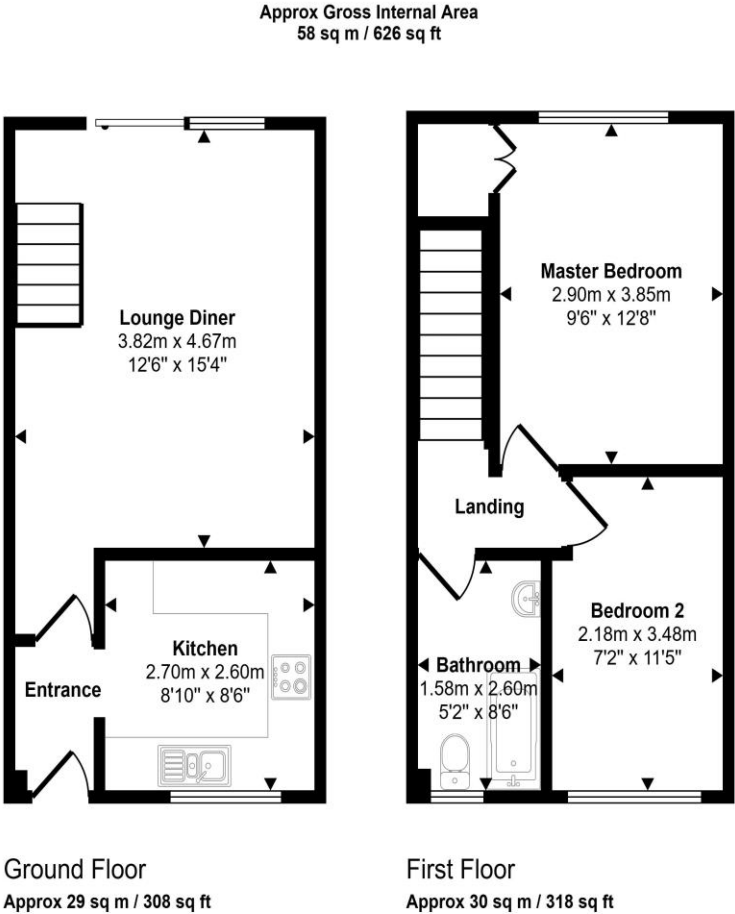
Well-presented two-bedroom semi-detached property located within a quiet cul-de-sac in Brackla, within walking distance of local shops, schools, and amenities. The property also offers excellent transport links via Bridgend Town Centre and Junction 36 of the M4.

Entered via a uPVC front door into the entrance hallway with tiled flooring, the property opens into a modern kitchen fitted with a range of matching shaker-style wall

and base units complemented by laminate work surfaces and tiled splashbacks. Integrated appliances include a four-ring gas hob with extractor above and an oven/grill below, with space and plumbing provided for freestanding appliances. A front-facing window provides natural light. The living room is a spacious reception area featuring oak flooring and large sliding doors overlooking the private, westerly-facing rear garden.

An open-plan staircase leads to the first-floor landing, which provides access to two bedrooms and the bathroom. Bedroom One offers a built-in storage cupboard and a rear-facing window. Bedroom Two is a generous single room with a front-facing window. The bathroom is fitted with a three-piece suite comprising bath with independent shower over, WC, and wash hand basin, with tiled walls, a heated towel rail, and front-facing window. Gardens and Grounds

Approached from Lavender Court, the property enjoys an allocated parking space and a front garden laid to lawn with a pathway leading to the front door. To the rear is a private, westerly-facing garden laid to patio, lawn, and decked areas.



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

Freehold

Services

All mains services
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)																							
21, Lavender Court Bridgend CF31 1LH	Energy rating D	Valid until 31 April 2026	Certificate number 9138-2899-1546-9726-6391																				
Property type Semi-detached house																							
Total floor area 59 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).																							
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.																							
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Current</th><th>Potential</th></tr><tr><td>D</td><td>B</td></tr></table>		Current	Potential	D	B
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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 branch, follow Derwen Road through Bridgend and up the hill, turning right at Castle Bingo. Continue along the road, passing the Haywain pub, and bear left into Brackla. Head straight over the roundabout and follow the road for approximately one mile, turning right onto Lavender Court opposite the local Spar. Follow the road to the end, and the property will be visible on the left as indicated by our for-sale board.

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.

