

# HUNTERS®

HERE TO GET *you* THERE



## Ton Rhosyn

Brackla, Bridgend, CF31 2HU

£182,000



Council Tax: C



# 27 Ton Rhosyn

## Brackla, Bridgend, CF31 2HU

£182,000



### General

Brackla is a vibrant suburban area located in Bridgend, South Wales, known for its blend of urban convenience and natural beauty. A well-established community, Brackla offers an array of benefits and highlights for families, professionals, and retirees alike.

One of Brackla's significant advantages is its excellent transport connectivity. Situated near the M4 motorway, it provides easy access to Cardiff and Swansea, making it ideal for commuters. Bridgend train station is just a short drive away, offering regular services to major cities including London. Local bus services also provide reliable routes within the region.

Brackla is well-equipped with a variety of local amenities to cater to daily needs. The Brackla Shopping Centre offers a selection of shops, including supermarkets, pharmacies, and independent retailers. Additionally, there are several dining options ranging from cozy cafes to popular restaurants. The area also boasts healthcare facilities, including GP practices and dental clinics, ensuring residents have essential services close at hand.

Education is a strong point in Brackla, with several highly regarded schools in the vicinity. Popular options include Brackla Primary School and Archdeacon John Lewis Church in Wales Primary School, both known for their excellent educational standards. Secondary education is provided by schools such as Brynteg Comprehensive School and Archbishop McGrath Catholic High School,

which have received favorable reviews from parents and inspectors alike.

Nature enthusiasts will find much to admire in and around Brackla. The nearby Brackla Ridge offers scenic walks and panoramic views, perfect for outdoor activities and family outings. Just a short drive away is Bryngarw Country Park, a beautiful expanse of woodlands, gardens, and lakes, ideal for picnics, hiking, and bird watching. Additionally, the stunning South Wales coastline, with beaches like Ogmore-by-Sea and Porthcawl, is easily accessible for seaside escapades.

### Hallway

with laminate flooring, skimmed walls and textured ceilings with central lighting, stairs to first floor, radiator, front door, doors to;

### Lounge

14'9" x 12'3" (4.50m x 3.73m)  
with carpets, skimmed walls and textured ceilings which are coved with central light fittings, radiator, window to front.

### Dining

9'6" x 7'11" (2.90m x 2.41m)  
with laminate flooring, skimmed walls and textured ceilings which are coved with central light fittings, radiator, wood fire surround with marble effect hearth and back panel and electric fire, French doors to conservatory.

### Kitchen

12'9" x 6'6" (3.89m x 1.98m)  
Tiled flooring, skimmed walls & ceilings, central light fittings, radiator, selection of base and wall units in

gloss white with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, free standing oven & hood, window to rear

#### Conservatory

12'3" x 8'2" (3.73m x 2.49m)

with tiled flooring with dwarf walls and correx roof, central lighting, door to rear.

#### Landing

which is carpeted, skinned walls and textured ceilings which are coved with central light fitting, wood balustrade, attic access, doors to;

#### Bedroom 1

12'6" x 11'9" (3.81m x 3.58m )

with carpets, papered walls and textured ceilings which are coved with central lighting, radiator, window to front.

#### Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

with carpets, skinned walls and textured ceilings which are coved with central lighting, radiator, Storage over stair well with wall mounted boiler (1 year old) window to rear.

#### Bedroom 3

9'8" x 6'2" (2.95m x 1.88m)

with carpets, papered walls and textured ceilings which are coved with central lighting, radiator, window to front.

#### Bathroom

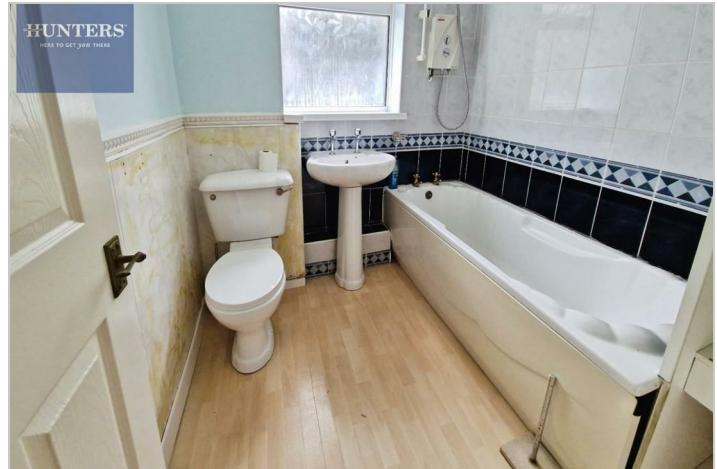
6'6" x 6'3" (1.98m x 1.91m)

with vinyl flooring and clad / skinned walls and textured ceilings with central lighting, 3 piece suite wc, sink and bath with electric shower.

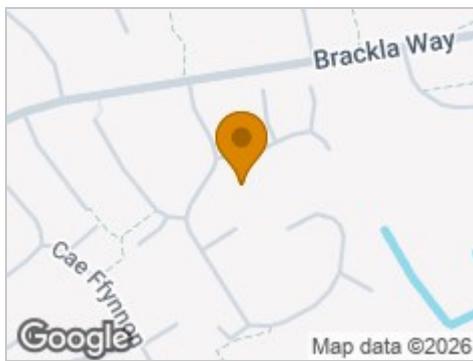
#### Gardens

An enclosed garden with block paved path along side of the house from the front leading to rear block built shed, lawn to middle.

Front has lawn to front and concrete steps leading down to front entrance. There is a detached allocated parking space at the end of the row of houses.



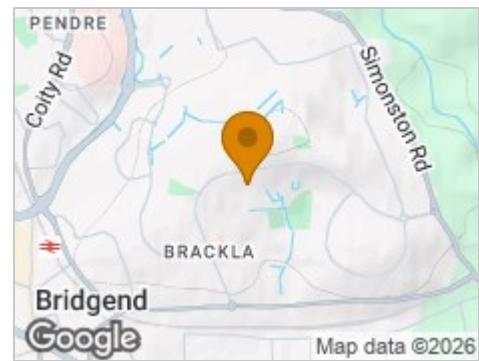
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

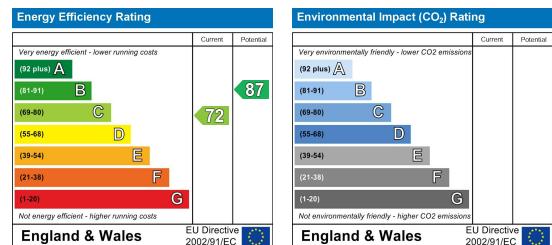


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.