



## Hazeldene Avenue, offers over £125,000

- No Ongoing chain
- 1 Bedroom House
- Allocated Parking to the Rear
- Council Tax Band A
- Ideal first time buy or buy to let.
- EPC Rating: C

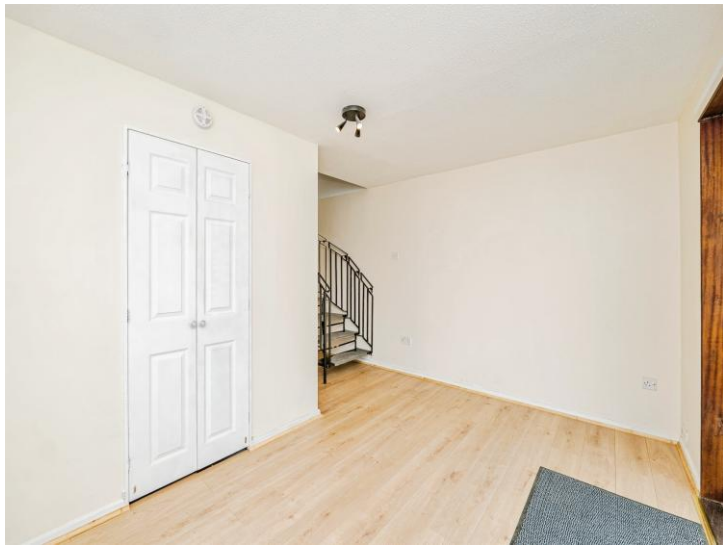




## About the property

A one-bedroom property located in Brackla, Bridgend. Offered with no ongoing chain, it features an open-plan reception with separate fitted kitchen, double bedroom, and shower room. Ideal for first-time buyers or investors, with gardens, parking, and great access to the M4 Motorway.





## Accommodation

### Reception Room

15' 5" max x 12' 10" max ( 4.70m max x 3.91m max )

### Kitchen

7' 3" x 6' 7" ( 2.21m x 2.01m )

### First Floor

### Bedroom One

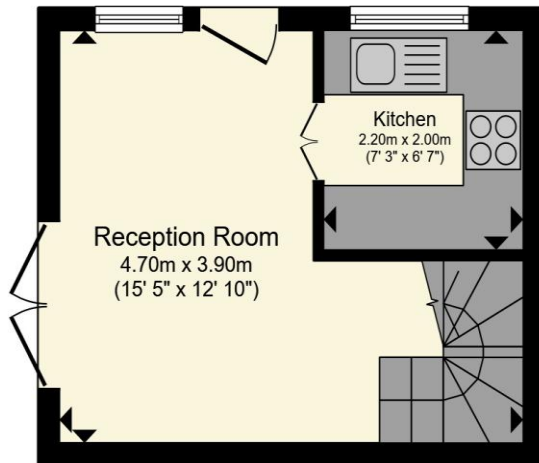
12' 10" max x 10' 2" max ( 3.91m max x 3.10m max )

### Shower Room

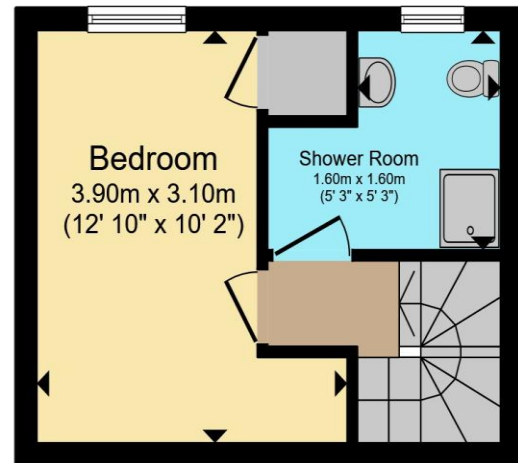
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 35.7 m<sup>2</sup> (385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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