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BRISTOL

Maes Talcen

BRACKLA



Rare to the market and on a great size plot. This home offers so much potential to the next owners given the amount of good work that has been done already by the current owners. One not to be missed

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
 Director

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Our family loved living here given how accessible the M4 is as well as the amenities that surround the property. We hope the next family enjoys the house as much as we did.

Comments by the Homeowner



Maes Talcen, Brackla, Bridgend, CF31 2LQ

Total Area: 95.8 m² ... 1031 ft²

All measurements are approximate and for display purposes only





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Entrance Hallway

Kitchen 8'5" x 11'8" (2.58m x 3.57m)

Living Room 16'3" x 12'0" (4.97m x 3.68m)

Conservatory 14'6" x 10'5" (4.43m x 3.18m)

To the first floor

Bedroom One 9'8" x 12'4" (2.95m x 3.78m)

Bedroom Two 9'8" x 8'4" (2.95m x 2.56m)

Bedroom Three 6'6" x 9'6" (2.00m x 2.90m)

Bathroom 6'6" x 5'5" (2.00m x 1.67m)

Garage 7'6" x 15'10" (2.30m x 4.83m)

Garden

Low maintenance landscaped garden to the rear.

Driveway

Parking for 2 cars

Tenure

We are informed by our client that the property is Freehold. This is to be confirmed by your legal advisor.

Council Tax

Band C

C A R D I F F V A L E C A E R P H I L L Y B R I S T O L

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Maes Talcen

Brackla, Bridgend, CF31 2LQ

Asking Price

£269,500



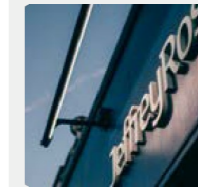
3 Bedroom(s)



1 Bathroom(s)



1031.00 sq ft



Contact our
Pontcanna Branch

02920 499680

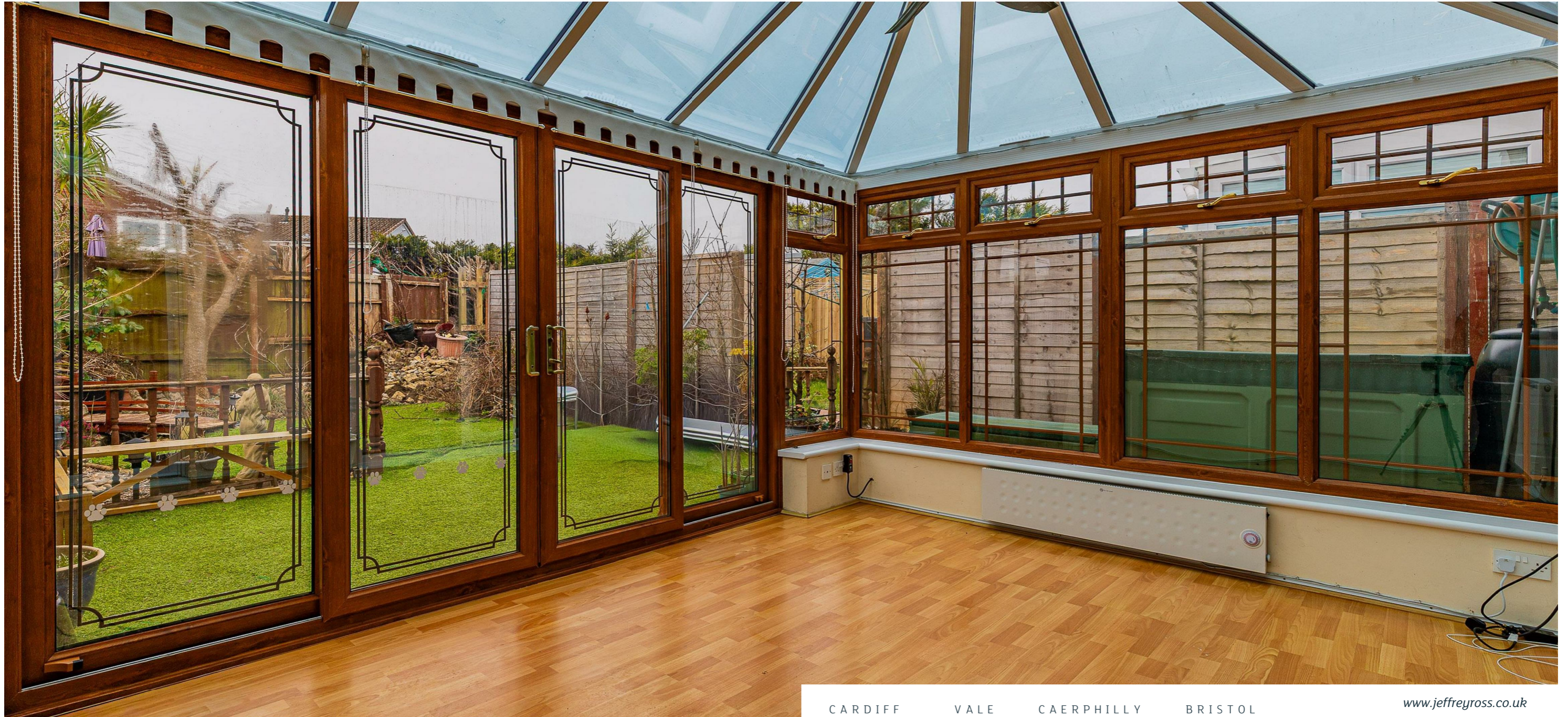
Nestled in the desirable area of Maes Talcen, Brackla, Bridgend, this charming detached family home presents a rare opportunity for those seeking a spacious and comfortable living environment. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The large conservatory adds a delightful touch, providing a bright and airy space that can be enjoyed throughout the year, whether for family gatherings or quiet evenings.

The property boasts a well-appointed bathroom and ample parking for up to two vehicles, ensuring convenience for residents and visitors alike. The absence of a chain means that this home is ready for you to move in without delay, making it an even more appealing prospect.

The property also benefits from Solar Panels which are owned & subsequently offering sustainable living & the financial benefit of lower energy bills.

This detached house is truly a gem in the market, offering a blend of comfort, space, and potential. With its prime location in Brackla, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the chance to make this delightful property your new home.



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