



herbert r thomas

280 Longacres

Brackla,

Bridgend, CF31 2DJ

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280 Longacres

Asking price **£127,500**

This attractive and well presented second level apartment is located within the popular Longacres Redrow development in Brackla Bridgend and offers modern open plan living in a highly convenient position close to local schools, shops, and amenities, with excellent M4 links via both Junction 36 and Junction 35. Ideal for a first time buyer or an investor and is being sold with no onward chain.

Popular Redrow development

Well presented second level apartment

Two generous sized bedrooms and one bathroom

Bright open plan kitchen, dining and living space

Allocated parking bay

Short distance to local schools shops, and amenities

M4 access via Junctions 36 and 35

Ideal for first time buyers

Strong investment potential

Being sold with no onward chain and white goods





This property benefits from two generous sized bedrooms, one bathroom, an allocated parking bay and a bright open plan kitchen, dining and living space that has pleasant views across the Vale towards St Mary's church. Its layout, condition and location makes it a standout opportunity in this sought after residential setting.

The property has the further benefit of a dedicated loft access for additional storage. Access to the property is via an inner hallway, carpeted and welcoming, with doorways leading to both bedrooms, the open plan kitchen diner and living area, the bathroom and useful utility, storage and airing cupboards. One of the storage cupboards contains a washing machine which is to remain.

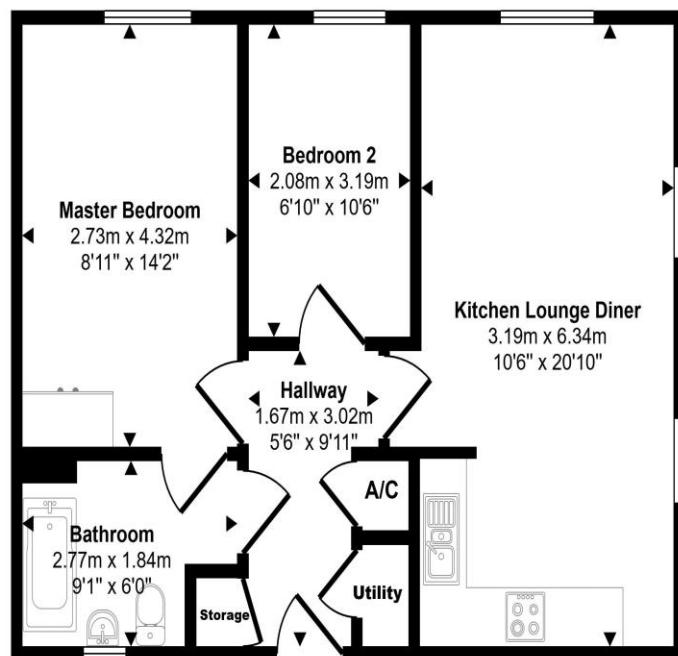
The kitchen is fitted with a matching range of base and eye level units, a one and a half stainless steel sink with mixer tap, a built-in oven with four ring electric hob and complementary extractor fan above and ample storage cupboards. The fridge freezer and dishwasher are free standing and will remain. The open plan layout flows effortlessly into the dining and living area, creating a sociable and modern living environment. With two windows to the side and one to the front, the space is filled with natural light and enjoys pleasant views across the Vale towards St Mary's church. The heating is electric with individual units in each room.

The living area itself is an impressive size, laid to carpet, and offers excellent potential for both lounge and dining furniture arrangements. The main bedroom is a generous double room, carpeted with ample space for furniture, and benefits from a built-in wardrobe and a double-glazed window to the front.

A doorway leads directly into the bathroom, giving the property a semi ensuite arrangement. The bathroom is accessible from both the hallway and the main bedroom, making it versatile and practical. It features a three piece suite comprising a low-level WC, pedestal wash hand basin, and panel bath with shower overhead, along with a shaving point, obscure glazed window to the side, fully tiled walls, and vinyl flooring.

Bedroom two is either a good sized double or a well proportioned single, currently used as a multi purpose room with potential as a home office or additional reception space. It is carpeted and includes a double-glazed window to the front.

Outside, the property benefits from an allocated parking bay, providing convenient and secure off-road parking. The exterior and common areas of the property complex have recently benefited from an extensive proactive maintenance programme.



Floorplan

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

Leasehold

Services

All mains
Council Tax Band B
EPC Rating

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.

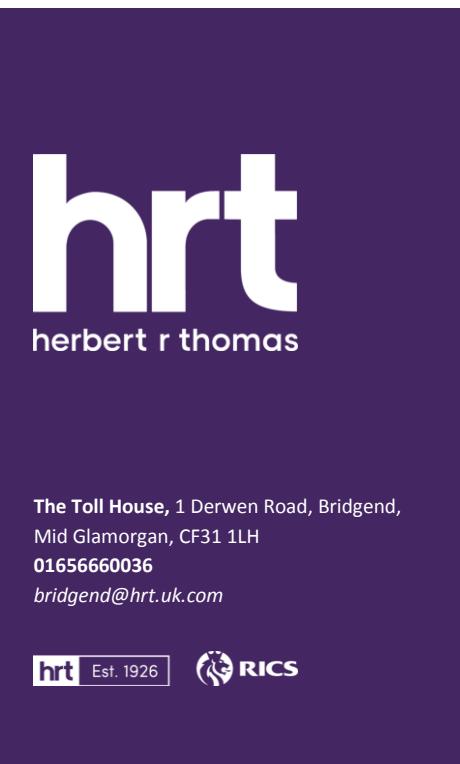
Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From Junction 36 of the M4, travel south along the dual carriage way, 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 turning signposted Brackla. Proceed along this road to the traffic lights turning left into Longacres. Continue through the development. The property can be found on the right hand side on the bend of the road.

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**


AWAITING EPC
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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.

