

HUNTERS[®]

HERE TO GET *you* THERE

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Cae Ffynnon

Brackla, Bridgend, CF31 2HG

£160,000



Council Tax: B



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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 Ogmores-by-Sea and Porthcawl, is easily accessible for seaside escapades.

Hallway

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

Lounge

17'7" x 11'11" (5.36m x 3.63m)

with carpets, skimmed walls and textured ceiling with central light fittings, radiator, window to front.

Kitchen

11'11" x 7'1" (3.63m x 2.16m)

Laminate flooring, skimmed walls & textured ceiling with central light fittings, radiator, selection of base units in white with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, window and door to rear garden.

Landing

which is carpeted, skimmed walls and textured ceiling with central light fitting, attic access, doors to;

Bedroom 1

13'00" x 8'11" (3.96m x 2.72m)

with carpets, skimmed walls and ceiling with central lighting, radiator, window to front, built in cupboard over stairwell.

Bedroom 2

11'0" x 6'9" (3.35m x 2.06m)

with carpets, skimmed walls and textured ceiling with central lighting, radiator, window to rear.

Bathroom

8'6" x 4'9" (2.59m x 1.45m)

with vinyl flooring, skimmed walls and textured ceiling with central lighting, radiator, window to rear, 3 piece suite wc, handwash basin and bath with mixer shower.

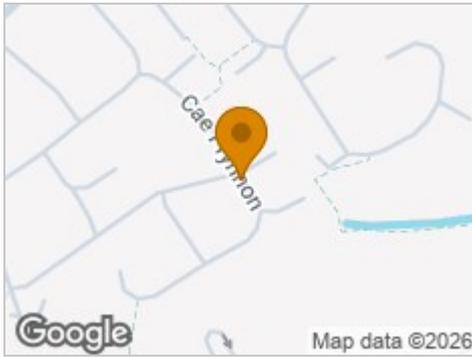
Gardens

Front enclosed garden with chippings to front of the house.

Enclosed rear garden with patio against house with steps leading to 2 further tiers of chipping and artificial grass. To the rear there is shared allocated parking space and single garage with up and over front door.



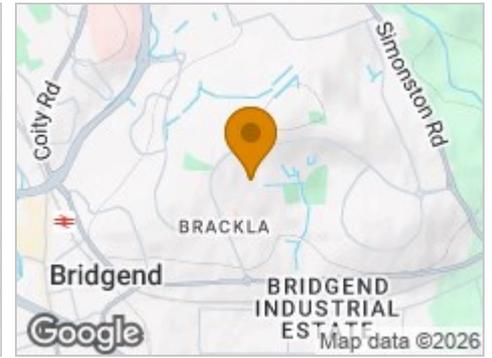
Road Map



Hybrid Map



Terrain Map



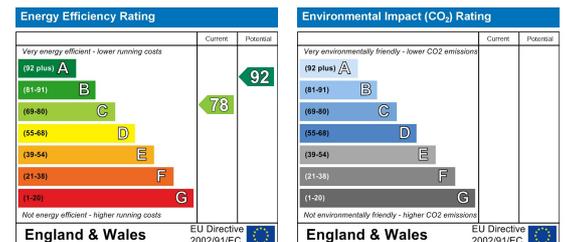
Floor Plan



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.