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Garden Court

Brackla, Bridgend, CF31 2JU

£170,000



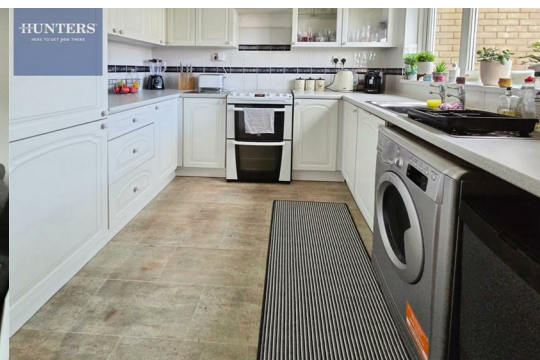
For sale – a well-presented two-bedroom terraced house with driveway parking, set in a popular residential area of Brackla, Bridgend.

The property offers a bright reception room with wood-effect flooring and neutral décor, providing a comfortable living and dining space with direct access to the rear garden. The modern kitchen features matching white units, tiled splashbacks and good worktop space, creating a practical area for everyday cooking.

Upstairs are two bedrooms, both neutrally decorated; the main bedroom comfortably accommodates a double bed and storage, while the second bedroom is ideal for children or guests. The contemporary bathroom includes a white suite with shower over bath and grey wall tiling.

Outside, the low-maintenance rear garden is laid to patio with raised planters and space for seating, making it suitable for outdoor dining. To the front, the property benefits from off-road driveway parking.

Brackla offers a range of local amenities including primary and secondary schools, nearby play areas and supermarkets. Bridgend town centre, with its shops and cafés, is within easy reach. Transport links are convenient, with Bridgend railway station providing direct services to Cardiff in around 20–25 minutes and to Swansea in approximately 30–35 minutes, as well as good access to the M4.



Hallway
with laminate flooring, skimmed walls and textured ceilings with central lighting, front door, open arch to kitchen, radiator.

Kitchen 9'2" x 8'11" (2.79m x 2.72m)
with vinyl flooring, skimmed walls and textured ceilings with central lighting, selection of base and wall units in white shaker with granite effect worktops and tiled back splash, free standing cooker and extractor hood, window to front.

Lounge 15'7" x 12'6" (4.75m x 3.81m)
with laminate flooring, skimmed walls and textured ceiling which is coved with central lighting, radiator, patio doors to rear, stairs to first floor with under stair storage.

Landing
with carpets, skimmed walls and textured ceilings with central lighting, wood banister, radiator, attic access.

Bedroom 1 13'4" x 9'7" (4.06m x 2.92m)
with laminate flooring, skimmed walls and textured ceilings with central lighting, windows to rear, radiator.

Bedroom 2 11'9" x 7'5" (3.58m x 2.26m)
with laminate flooring, skimmed walls and textured ceilings with central lighting, windows to front, radiator.

Bathroom 8'6" x 5'0" (2.59m x 1.52m)
with tiled flooring and walls, skimmed ceiling with spot lighting, 3 piece white suite wc, sink built into vanity and bath with over bath thermostatic shower, chrome towel radiator, window to front.

Garden
Open front garden with lawn and concrete path, concrete driveway.

Enclosed rear gardens with patio against house and additional rear patio, wood shed, rear gated access to lane.

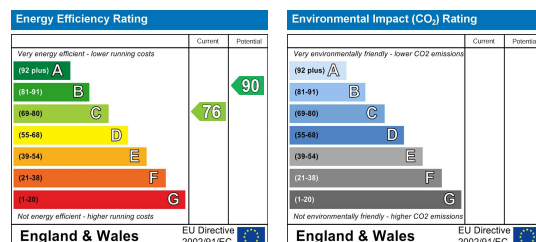
Area Map



Floor Plans



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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG
Tel: 01656 856118 Email: bridgend@hunters.com <https://www.hunters.com>