



**13 Badgers Brook**  
Brackla, Bridgend, CF31 2QS



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**£215,000** Freehold

### 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this spacious 3/4 bedroom end of link property situated in a convenient location in Brackla. Within walking distance to Bridgend Town Centre, local schools, shops and amenities. Close proximity to Junction 36 of the M4. Accommodation comprises; entrance hallway, WC, lounge, kitchen/dining room and extended versatile sitting room. First floor landing, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway and rear endosed lawned garden with patio area. EPC Rating; 'D'

#### Directions

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 2.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

The property is accessed via a uPVC front door leading into the entrance hallway with laminate flooring and a carpeted staircase leading up to the first-floor landing. The ground-floor WC has been fitted with a 2-piece white suite comprising; wall-mounted sink and low-level WC. Also features tiled flooring and windows to the front. The main living room is a spacious reception room with continuation of laminate flooring and windows to the front elevation. The kitchen/breakfast room has been comprehensively fitted with a range of wall and base units and complementary work surfaces. Integral appliances to remain; 4-ring gas hob, oven, grill, and stainless-steel extractor fan. Space and plumbing have been provided for multiple appliances and a freestanding fridge/freezer. The kitchen also features patio doors leading out onto the rear garden, tiled flooring, and partially tiled walls. The converted garage has been split into two areas with double doors leading out onto the driveway, continuation of tiled flooring and spotlighting. Ample space for freestanding furniture and leads into the sitting room. The sitting room features carpeted flooring, spotlighting and windows to the rear.

### FIRST FLOOR

The first-floor landing features 2 internal fitted storage cupboards; 1 housing the 'Baxi' gas combi boiler, carpeted flooring, and access to the loft hatch. The loft has been part boarded with light. Bedroom One is a spacious double bedroom with laminate flooring, windows to the rear and internal built-in wardrobes. Bedroom Two is a further double bedroom with laminate flooring and windows to the front. Bedroom Three is a comfortable single bedroom with laminate flooring and windows to the rear elevation. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with over-head shower, WC and sink set within vanity unit. Further features include chrome towel radiator, tiled walls, and spotlighting.

### GARDENS AND GROUNDS

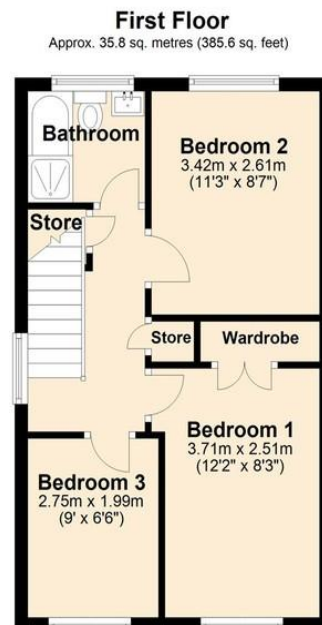
No. 13 is accessed off Badgers Brook to the front of the property is a private driveway with space for multiple vehicles. To the rear of the property is a fully enclosed tiered garden predominately laid to lawn with a patio area ideal for garden furniture.

### SERVICES AND TENURE

All main services connected. Freehold.



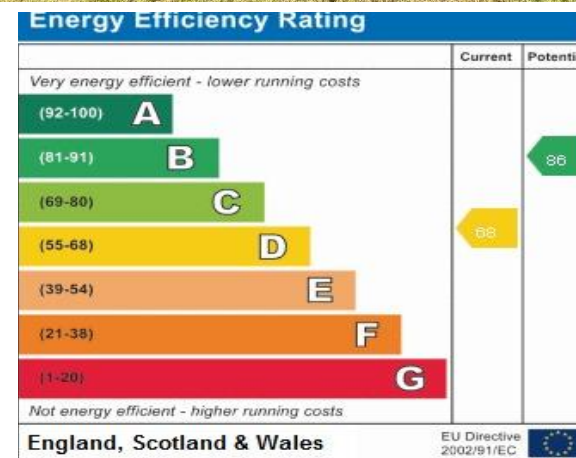




Total area: approx. 87.5 sq. metres (941.8 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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