



herbert r thomas

9 Caer Newydd
Brackla, Bridgend, CF31 2JZ

hrt.uk.com



9 Caer Newydd

Asking price **Offers in**

Excess of £215,000

Situated in the popular Brackla location within, close proximity to local schools, shops and amenities in a private setting is this three bedroom detached property with garage.

Popular Brackla location

Detached

Garage

Generous front and back gardens

Built-in storage

Walking distance to local school, shops and amenities

No chain

Viewings are highly recommended





This three bedroom detached property with garage is situated in a private setting in the popular Brackla location, within close proximity to local school, shops and amenities.

The property is entered via a partially glazed UPVC door into entrance hallway. The hallway has laminate flooring and doorways to the lounge, kitchen, cloakroom and useful understairs storage cupboard. The lounge is a spacious sized room with a double glazed UPVC window to front, featured gas fireplace and opening through to the dining room creating an open plan living space. The dining room is a good sized reception room with double glazed UPVC sliding doors to rear giving access to the garden. The kitchen has been fitted with a matching range of base and eyelevel units with squared rolltop worksurfaces over. There is a ceramic sink with mixer tap, four ring gas hob with built-in extractor fan, integral fridge, space for one appliance, splashback tiling, double glazed UPVC window to rear overlooking the garden and partially glazed UPVC door to side. The cloakroom has been fitted with a two piece suite comprising of

a low-level WC and corner wash handbasin. There is an obscure glazed window to front.

To the first floor landing there is a loft inspection point and doors to all three bedrooms, family bathroom and useful storage cupboard. The master bedroom is a generous sized double room with a double glazed UPVC window to front and built-in wardrobes. Bedroom two is another good sized double room with built in wardrobes and double glazed UPVC windows to rear overlooking the garden. Bedroom three is a well proportioned single room with double glazed UPVC window to front.

The family bathroom has been fitted with a three-piece suite comprising of a low-level WC pedestal, wash hand basin and panel bath with electric shower overhead. There are full height tiling walls and obscure glazed window to rear.

To the front of the property is a large garden laid to lawn with driveway ahead of the garage. To the rear of the property is an enclosed garden laid to lawn with gated side access.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From Junction 35 of the M4, travel south along the dual carriageway signposted Bridgend, proceed over the first roundabout (Mercedes) at the second roundabout, take the fourth exit signposted Coity, proceed along this road under the railway bridge, proceed up the hill to the roundabout and take the first exit left into Brackla. At the next roundabout take the third exit, continue to follow the road taking the third right onto Caer Newydd. Continue to follow the road till it bears right where the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com**

hrt Est. 1926

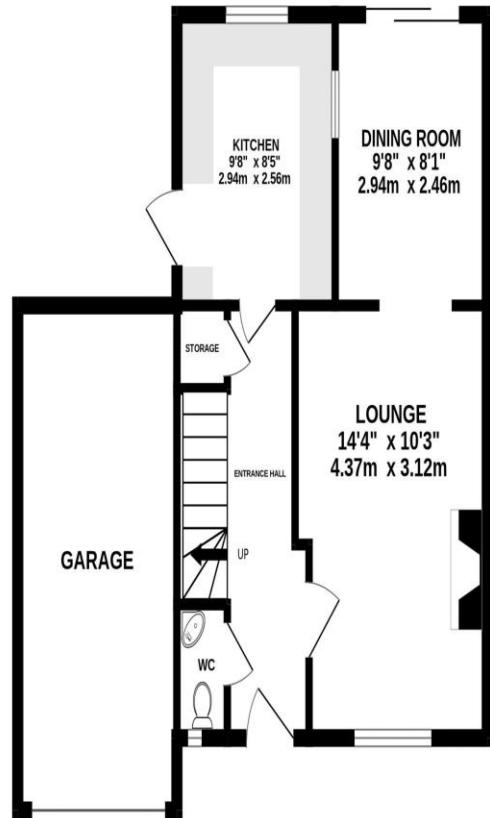
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AWAITING EPC

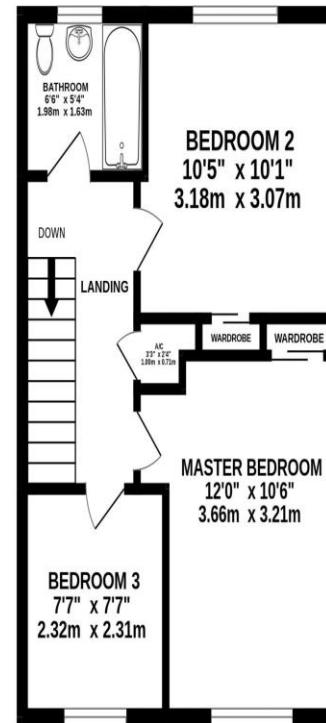
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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