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18 Derwen View
Brackla, Bridgend, , CF31
2QU

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18 Derwen View

Asking price **£259,995**

Three bedroom link detached property with garage located in a popular area of Brackla.

Three bedroom link detached property

Generous corner plot

deal for local Schools & amenities

No ongoing chain

Kitchen/diner leading out to the rear garden

Main bedroom with en suite

Detached garage & driveway parking for two vehicles

*****Check out the 360 tour *****





This three bedroom link detached property is located in a popular residential development within Brackla and is perfect for those looking to be near Bro Ogwr Primary School and is only a short walk to the Triangle Shopping Precinct. The property sits on a generous corner plot and benefits from a kitchen/diner to the rear opening onto the garden, main bedroom with en suite shower room and a detached garage to the side with power and light. The property is available for sale with no ongoing chain.

The property is entered via a double glazed door into the entrance hall with a fitted coir mat on entrance with the remainder of the flooring laid to laminate. There is a staircase rising to the first floor landing and doors to the lounge and cloakroom /WC. The cloakroom is fitted with a two-piece suite of a WC and a wall hung wash hand basin with splashback tiling, radiator, a window to the front and a continuation of the laminate flooring. The lounge is a generous sized room laid to carpet with a window to the front aspect and an opening through to the kitchen/diner. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces which wrap around to create a breakfast bar and comprises of a 1.5 bowl sink unit, an electric built-in oven, a four burner gas hob, wall hung Glowworm boiler, space for a washing machine and fridge/freezer, window to the rear and French doors leading out to the garden. There is tiled flooring, plenty of space for a family sized dining table and an under stairs cupboard.

To the first floor the stairs and landing are carpeted and there are doors to all three bedrooms, the family bathroom, loft hatch access to the attic and a door to the airing cupboard which houses the hot water tank with storage above. The main bedroom lies at the front of the property and is a double room with window to front, built-in storage cupboard with shelving and hanging rails and another door leading to the en suite shower room. The en suite is fitted with a shower cubicle with thermostatic shower, a pedestal wash hand basin, WC, heated chrome towel rail, part tiled walls and tiled flooring. Bedroom two is another double bedroom to the rear of the property with a double built-in wardrobe with plenty of hanging and storage space and fitted carpet. Bedroom three is also to the rear and is laid to carpet with a window overlooking the garden. The family bathroom is fitted with a three-piece suite and

comprises of a panelled bath with an off tap shower attachment, separate WC and a pedestal wash hand basin, heated chrome towel rail, part tiled walls, tiled flooring and a window to the side.

The property is approached by a shared driveway. The driveway for the property has off road parking for two vehicles which leads to the detached garage with an up and over door, power and light. The front garden is laid to lawn with a path leading to the front door. The property sits on a generous corner plot with a sizeable rear garden. There is a patio leading from the property with an area of decking. The remainder of the garden is laid to lawn and surrounded by feather edge fencing and mature trees. Side gate.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating C

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.

06060005_13118 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
13 Derwen View Bridgend CF31 1LH CF31 1LH	Energy rating C	Valid until 10 January 2026	Certificate number 8121 4386 0317 6806 0513
Property type Detached house		Total floor area 75 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-exemptions>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/01214386031768060513/printview>

Directions

From Junction 36 of the M4 Motorway, travel South along the dual carriageway, sign posted Bridgend. Proceed over the first roundabout, at the second roundabout take the first exit left. At the next roundabout take the third exit and at the fourth roundabout take the first left signposted Brackla. Proceed to the next roundabout, taking the third exit and take the first right into Badgers Mead. Follow this road and take the third left into Derwen View. The property lies at the end of the

Viewing strictly by appointment
through Herbert R Thomas

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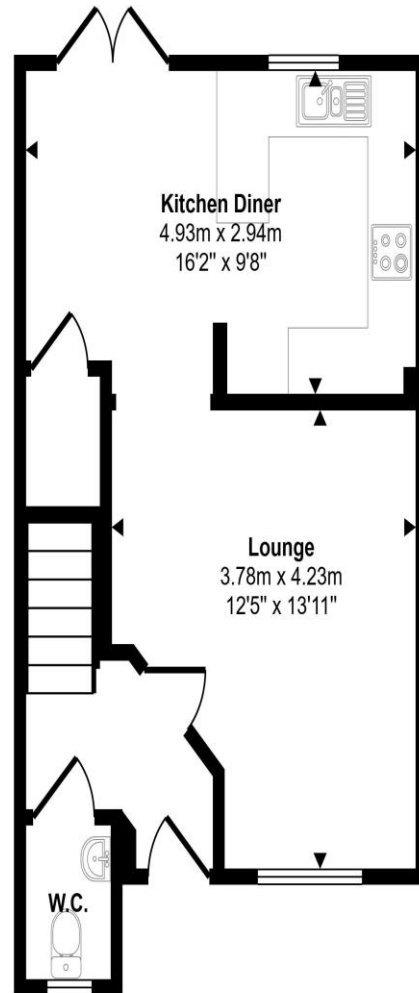
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hrt Est. 1926 **RICS**

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.

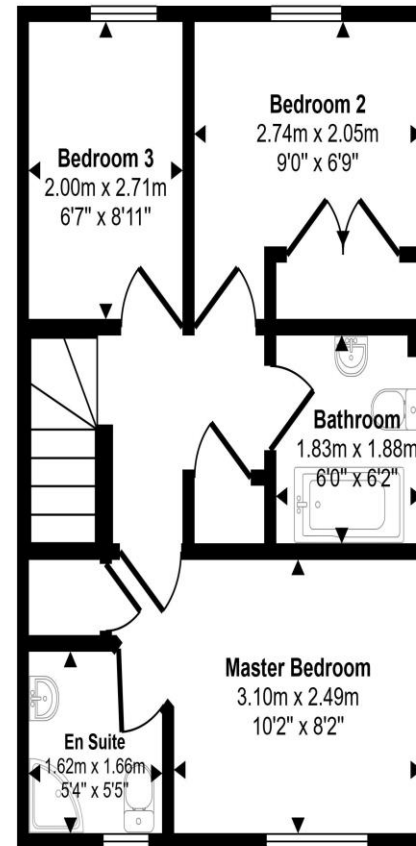


Approx Gross Internal Area
73 sq m / 785 sq ft



Ground Floor

Approx 37 sq m / 396 sq ft



First Floor

Approx 36 sq m / 389 sq ft

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.

