



**hrt**  
herbert r thomas

49 Cae Bracla  
Brackla, Bridgend, , CF31  
2HF

[hrt.uk.com](http://hrt.uk.com)



## 49 Cae Brackla

Asking price **£159,950**

Situated within the popular Brackla location, within close commute to local school, shops and amenities, is this well presented three bedroom mid terraced property with a garage.

Being sold with no onward chain

Three bedrooms

Garage and off road parking

Popular Brackla location

Close to commuter links, local schools and shops

Close proximity to Bridgend Town Centre and transport links

Ideal for first time buyers and investors









This three bedroom mid terraced property with garage is ideal for first time buyers and investors, situated in a popular Brackla location within close proximity to local transport links, schools and shops.

The property is entered via a partially glazed UPVC door into the kitchen. The kitchen is fitted with matching wall and base units with squared worktops. There is a stainless steel sink with mixer tap, space for cooker, space for appliance, fully tiled walls, useful

under stairs storage cupboard and an opening to the inner hallway.

The inner hallway has staircase rising to the first floor landing and door to the lounge/diner. The lounge/diner is a generous sized room laid to laminate flooring with electric fireplace, large double glazed UPVC window and partially glazed UPVC door to rear with views out to garden.

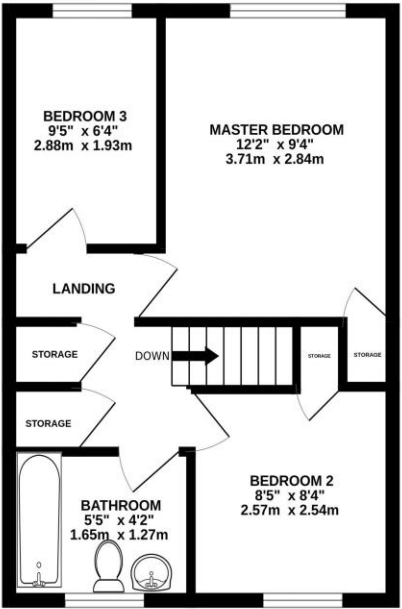
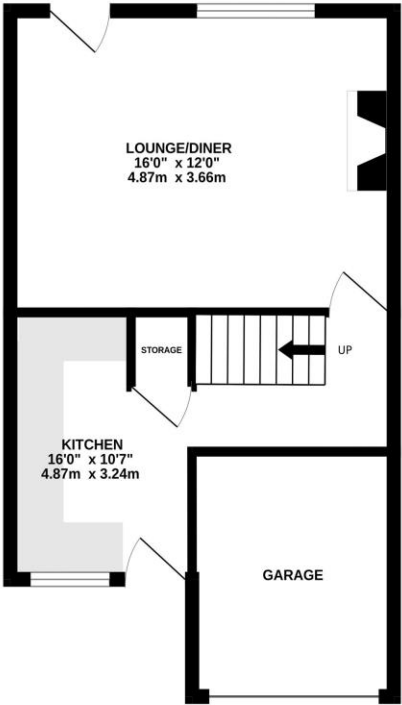
To the first floor landing there are doorways to all three bedrooms, family bathroom, storage cupboard and airing cupboard, which

houses the combination style boiler. The master bedroom is a double room with built-in storage and a large double glazed UPVC window to rear. Bedroom two is a double room with built-in storage and double glazed UPVC window to front with views out across the valley. Bedroom three is a good size single room with double glazed UPVC window to rear with views to garden. The family bathroom has been fitted with a three-piece suite comprising of low-level WC, pedestal wash hand basin and panel bath with electric shower over. There are fully tiled walls, tiled flooring and opaque glazed window to front.

To the front of the property is small garden laid to chippings with driveway providing ample off-road parking ahead of the garage. There is an outside tap and pathway to the property. To the rear of the property is a fully enclosed, tiered garden laid mostly to lawn with patio section and steps with handrail to an upper level.

GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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.  
Made with Metropix ©2023





## Directions

From Bridgend Town Centre travel along Tremains Road towards Brackla. Travel through the traffic lights. At the roundabout take the first left. Proceed over the next roundabout, then take the next right. Where the property can be found on the right hand side indicated by a for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band C  
EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

**59 High Street**, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
**01446 772911**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



17/08/2023, 16:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
40 Cae Breina Brackla Bridgend CF31 2NP	Energy rating <b>C</b>	Valid until: 6 July 2033 Certificate number 8401-8738-0322-8001-1373
Property type	Mid-terrace house	
Total floor area	71 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/energy-efficiency-standards-landlords) (<https://www.gov.uk/guidance/energy-efficiency-standards-landlords>).

**Energy rating and score**

This property's current 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/8401-8738-0322-8001-1373/print-view>

1/4

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.



