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35 Garden Court, Brackla
Bridgend

Guide Price **£199,950**

35 Garden Court

Brackla, Bridgend

Well-presented three-bedroom home with open-plan lounge/dining, conservatory, modern shower room, low-maintenance garden, covered storage, and off-road parking in a convenient location.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



35 Garden Court is a well-presented three-bedroom property offering versatile and sociable living accommodation. The ground floor has a particularly appealing open-plan feel, with a generous L-shaped lounge/dining room flowing into the kitchen and through to a conservatory overlooking the rear garden. Upstairs are two double bedrooms, a generous third bedroom currently utilised as a home office, and a contemporary refitted shower room. Outside, the property benefits from a low-maintenance rear garden together with useful covered storage and access to the parking area.

Ground Floor

The property is entered via a uPVC stained-glass entrance door opening into a useful entrance porch, featuring tiled flooring, windows to the front and side, timber panelling and practical shelving for shoes. A wooden internal door leads through to the main living accommodation.

The lounge/dining room is a generous L-shaped space with laminate flooring and plenty of room for both comfortable seating and a four to six-seater dining table. The wider lounge section provides an excellent entertaining space and features a panelled media wall housing the television. A staircase rises to the first floor with useful storage cupboards beneath.

The dining section enjoys additional natural light from a window overlooking the entrance porch and has an open connection through to the kitchen, helping to create a sociable and spacious feel across the ground floor.

The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces. There is an electric oven with electric hob, space and plumbing for a washing machine, space for a fridge/freezer and a useful integrated wine rack. Further features include tiled flooring, part-tiled walls and a window to the front.

Patio doors from the lounge/dining room open into the conservatory, providing an additional seating area overlooking the garden. The room has tiled flooring, a large side window, polycarbonate roof and useful fitted shelving and storage cupboards. Further patio doors provide direct access onto the rear garden.

First Floor

The staircase rises to a first-floor landing with laminate flooring, bespoke shelving and a useful storage cupboard with shelving, ideal for towels and bedding. Access to the loft which is partially boarded and benefits from a loft ladder and light. A Ferroli combi boiler is located within the attic.

The main bedroom is positioned to the front and is a comfortable double room with laminate flooring, a front-facing window and mirrored sliding wardrobes providing hanging and storage space.

Bedroom two is another double room positioned to the rear, with laminate flooring and decorative wall panelling.

Bedroom three is also positioned to the rear and is currently utilised as a home office. A generous third bedroom, it features laminate flooring, a rear-facing window and useful built-in shelving.

The family shower room has been refitted with a contemporary suite comprising a generous walk-in shower enclosure with thermostatic rainfall shower, WC and vanity unit with inset wash hand basin and storage drawers below. The walls are tiled around the shower and sanitaryware, with further features including laminate flooring, a heated towel rail and window to the front.

Outside

The property is approached by an interlocking brick driveway allowing off road parking for vehicles side by side.

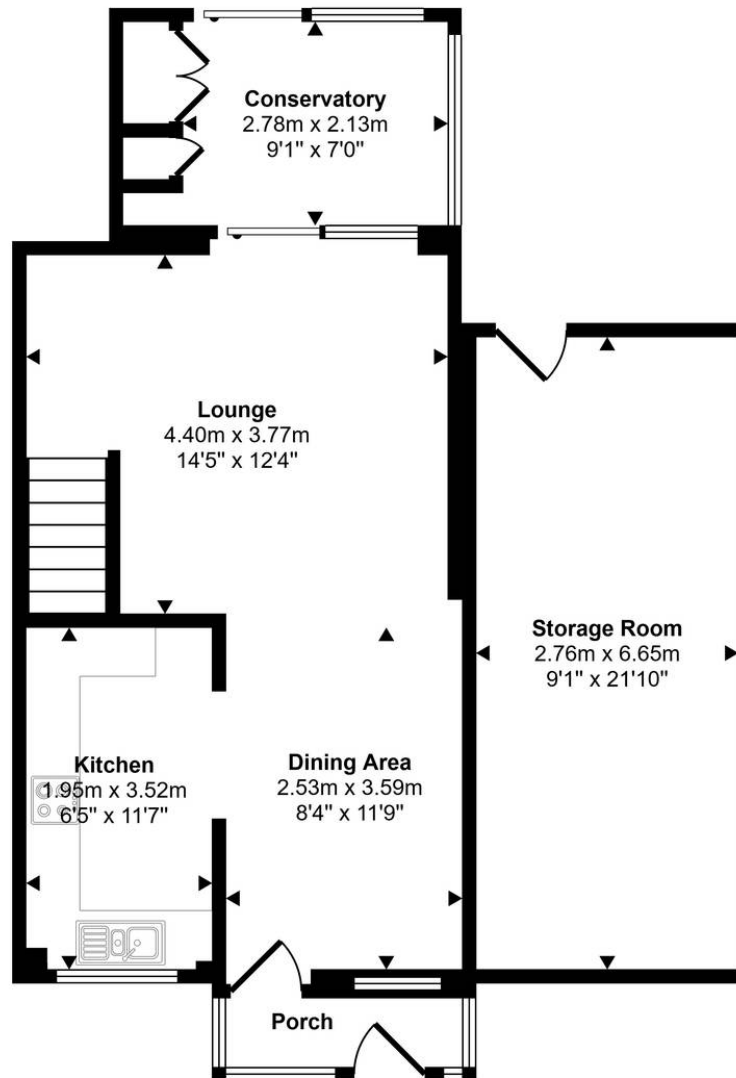
The rear garden has been designed with ease of maintenance in mind and is predominantly laid to patio, providing plenty of space for outdoor seating and entertaining. The garden is enclosed by timber feather-edge fencing with a large mature tree adding character and greenery.

An existing pond structure offers the opportunity to reinstate a water feature if desired. To the side is a useful covered timber lean-to storage area, ideal for bicycles, garden furniture and outdoor equipment, with access directly from the garden.

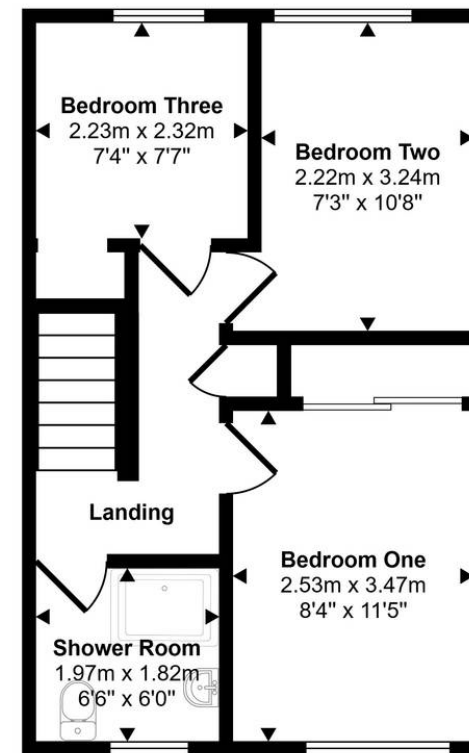




Approx Gross Internal Area
99 sq m / 1068 sq ft



Ground Floor
Approx 64 sq m / 690 sq ft



First Floor
Approx 35 sq m / 377 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.





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