




BRITISH
PROPERTY
AWARDS
2018-2019
★★★★★
GOLD WINNER
LETTING AGENT
IN BRIDGEND

Wild Field, Broadlands, Bridgend. CF31 5FF

£89,950

 PAYTON
JEWELL
CAINES

Wild Field, Broadlands, Bridgend.

CF31 5FF

IDEAL BUY TO LET - One bedroom top floor apartment located in the centre of Broadlands comprising open plan kitchen / lounge / dining, bedroom, bathroom and dedicated car parking. SOLD WITH NO ONWARD CHAIN.

£89,950 - Leasehold

- One bedroom top floor modern apartment
- IDEAL BUY TO LET INVESTMENT
- Open plan kitchen / living / dining room
- Dedicated car parking. EPC - C
- LEASEHOLD
- NO ONWARD CHAIN



DESCRIPTION

Introducing this one bedroom apartment situated in a modern block in the centre of the sought after development of Broadlands.

The property is held leasehold on a 125 year lease from 2008, with an annual ground rent of £200 per annum paid annually and the current service charge running at circa £80 per month.

The current rental income is £495 per calendar month.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via communal entrance with secure entry system and staircase leading to the top floor. Entrance into the flat via fire door into the inner hallway finished with emulsioned ceiling, emulsioned walls, fitted carpet and three doors leading off. Storage cupboard housing boiler.

BATHROOM (6' 8" x 6' 9") or (2.04m x 2.07m)

Emulsioned ceiling, part emulsioned/part tiled walls, tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

MASTER BEDROOM (9' 8" x 11' 3") or (2.94m x 3.42m)

Emulsioned ceiling and walls, fitted carpet, storage heater and PVCu double glazed window to the front of the property.

KITCHEN/DINING/SITTING ROOM (16' 9" max x 18' 8" max) or (5.10m max x 5.70m max)

Emulsioned ceiling and walls, two PVCu double glazed windows to the front, carpeted area to lounge and vinyl flooring to the kitchen area. Two storage heaters.

The kitchen has a range of wall and base units with complementary work surfaces housing a stainless steel sink and drainer, space for freestanding fridge/freezer and washing machine. Electric oven and induction hob with overhead extractor hood.

CAR PARKING

One dedicated car space with additional visitor spaces.

DIRECTIONS

Upon entering Broadlands from Bryntirion lights take the 3rd exit from the roundabout and follow the road through the traffic calming. At the next roundabout take the first exit down the hill. Cae Gwylt (Wild Field) is found on the right hand side.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk