



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

Heol Gadlys, Bridgend, Bridgend County.  
CF31 1PD

Offers Over £80,000

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## Heol Gadlys, Bridgend, Bridgend County. CF31 1PD

Three bedroom maisonette comprising entrance hall, kitchen, lounge, three bedrooms, bathroom with separate w.c. generous enclosed front garden. Rear garden. Excellent location for the Princess of Wales Hospital and M4 at J36. SOLD WITH NO ONWARD CHAIN.

### Offers Over £80,000 - Leasehold

- A three bedroom maisonette
- Ideal location for the Princess of Wales Hospital
- Generous enclosed front garden / enclosed rear garden
- PVCu double glazed windows throughout
- Ample fitted storage throughout
- Requires modernisation, EPC-D
- SOLD WITH NO ONWARD CHAIN



## DESCRIPTION

Introducing this good sized three bedroom maisonette arranged over first and second floor and close to Bridgend town centre and Princess of Wales hospital. The property benefits from lounge, kitchen, bathroom, separate w.c. three bedrooms and front and rear gardens. Sold with no onward chain.

Length of lease is 125 yrs from 28/03/1985. Peppercorn ground rent. Service charge for 2018-2019 £653.86. 2020 service charge pending.

## ENTRANCE

Via ground floor frosted PVCu door with side frosted glazed panel into the entrance hall.

## ENTRANCE HALL

Papered walls, skirting and fitted carpet. Wall mounted storage cupboard housing electric circuit breaker and stairs to the first floor with central carpet runner and double wooden balustrade to the first floor landing.

## FIRST FLOOR LANDING

Fitted storage cupboard and doorway through into the kitchen.

## KITCHEN (9' 6" x 8' 6") or (2.90m x 2.60m)

Overlooking the rear via PVCu double glazed window with fitted roller blind and finished with a range of low level units with complementary roll top work surface, inset sink with drainer and space for washing machine, under counter fridge and freezer and electric cooker. Vinyl flooring and doorway through into bedroom three.

## BEDROOM 3 (12' 6" x 7' 10" max) or (3.80m x 2.40m max)

Overlooking the rear via PVCu double glazed window this bedroom is finished with a central light fitting to remain, papered and painted walls, skirting and fitted carpet. Floor mounted electric heater, fitted storage cupboard with shelving and hanging rail and further fitted storage.

## LOUNGE (13' 1" x 13' 1" max) or (4.00m x 4.00m max)

Overlooking the front via PVCu double glazed window and finished with central light fitting, papered and emulsioned walls, skirting and fitted carpet. Floor mounted electric heater, doorway and window to the front and stairs with fitted carpet and double wooden balustrade to the first floor landing.

## SECOND FLOOR LANDING

Access to loft storage. Fitted cupboard housing hot water tank.

## SEPARATE WC

Frosted glazed PVCu window overlooking the rear with w.c. and vinyl flooring.

## BATHROOM

Frosted glazed window to the rear and two piece suite in white comprising wash hand basin and bath. Fitted carpet.



## **BEDROOM 2 (8' 2" x 12' 2") or (2.50m x 3.70m)**

Overlooking the rear via PVCu double glazed window and finished with papered and emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

## **BEDROOM 1 (13' 5" x 10' 10") or (4.10m x 3.30m)**

Overlooking the front via PVCu double glazed window and finished with papered and emulsioned walls, skirting and fitted carpet. Double fitted storage cupboard and additional storage cupboard with a PVCu double glazed window to the front.

## **OUTSIDE**

Brick built storage shed with pathway down to the enclosed rear garden with space for rotary line.

To the front is gated access from the pavement with pathway leading to the front door and enclosed front garden laid to lawn with perimeter raised bedding.

## **DIRECTIONS**

Travelling out of Bridgend on Coity Road towards the Princess of Wales Hospital. Go past the hospital on your right and take the next right hand turning onto Heol Gadlys.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) 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.



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