



Longacres, Brackla, Bridgend . CF31 2DH

£109,950



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Modern two bedroom second floor apartment comprising entrance hall, lounge, kitchen/diner, bathroom, two DOUBLE bedrooms, two DEDICATED CAR PARKING SPACES. Ideal investment or first time purchase.

£109,950 - Leasehold

- Modern second floor apartment
- Two good sized double bedrooms
- Open plan kitchen/diner
- Two dedicated car parking spaces to the rear
- Sought after development within easy walking distance of Bridgend town centre
- Ideal first time buy/Investment purchase/ EPC - B



DESCRIPTION

Introducing this modern second floor two double bedroom apartment which is well presented throughout and benefits from a gas fired combination boiler, fitted wardrobes to bedroom one and a secure entry phone system. The property has two dedicated car parking spaces to the rear and is within easy walking distance of Bridgend town centre giving access to the main line train station, bus station and all of the retail and restaurant facilities available.

ENTRANCE

Access via communal door into:

STAIRCASE

Fitted carpet, emulsioned walls and stairs leading to top floor with access via front door into entrance hall.

ENTRANCE HALL

Skimmed ceiling with two matching light fittings to remain, emulsioned walls, fitted storage cupboard, skirting and a wood effect laminate floor.

LOUNGE (9' 11" x 13' 2") or (3.01m x 4.01m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind, two matching light chandeliers to remain, emulsioned ceiling and walls, skirting and a wood effect laminate floor.

KITCHEN (16' 6" x 6' 10") or (5.02m x 2.08m)

Skimmed ceiling with spot lights, emulsioned walls, skirting and a vinyl floor covering. Fitted kitchen with modern wall and base units in a beech finished with brushed chrome handles and a complementary roll top work surface and splash back plinth. Inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four ring gas hob, glass splash back and overhead extractor hood. Plumbing for automatic washing machine and/or dishwasher/tumble. Space for tall fridge/freezer. Built in breakfast bar to remain. Ample space for dining table and chairs. Three PVCu double glazed windows to the front and side of the property with fitted Venetian blinds.

BATHROOM (3' 7" x 6' 9") or (1.09m x 2.06m)

Skimmed ceiling with extractor fan, central light fitting to remain, emulsioned walls, skirting and a wood effect vinyl floor covering. Three piece suite in White comprising low level w.c, pedestal wash hand basin and panelled bath with overhead plumbed shower with large rainwater head and hand attachment with a side glazed privacy screen. Ceramic tiled to the splash back areas and a radiator. PVCu double glazed frosted window with a fitted Venetian blind to rear of property.

BEDROOM 1 (9' 10" x 12' 4") or (3.0m x 3.75m)

Skimmed ceiling, emulsioned walls, skirting and a wood effect laminate floor. Built in wardrobes which run floor to ceiling, wall to wall and comprises two doubles. PVCu double glazed window to rear of the property with a fitted Venetian blind.

BEDROOM 2 (9' 10" x 6' 10") or (3.0m x 2.08m)

Skimmed ceiling, emulsioned walls, skirting and a wood effect laminate floor. PVCu double glazed window to the front of the property with a fitted Venetian blind.



OUTSIDE

Allocated parking for two vehicles which is situated to the rear of the property.

NOTE

Leasehold 125 years from 2009. Ground rent is £150 Per annum paid in 2 instalments. Service charge is £932.09 paid 6 monthly. Car park service charge is £128.50 paid 6 monthly.

DIRECTIONS

Travelling along Coychurch Road take a second exit off the roundabout continue along taking a right turning at the traffic lights into Longacres where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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.



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