



Church Bell Sound, Cefn Glas, Bridgend .
CF31 4QH

£105,000



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Modern two bedroom first floor apartment comprising two bedrooms, bathroom, open plan kitchen/living/ dining and dedicated car parking space. Walking distance of Bridgend town centre and Bryntirion Secondary School. Leasehold 125 years from December 2006. Ground rent £50 pa, service charge £100 pcm.

£105,000 - Leasehold

- Modern two bedroom first floor apartment
- Open plan lounge/kitchen/diner
- Fitted wardrobes to bedroom one
- Recently fitted gas fired combination boiler
- Dedicated car parking spaces, EPC-C
- Walking distance of Bridgend town centre



DESCRIPTION

Introducing this well presented modern purpose built first floor two bedroom apartment located in a popular development within easy walking distance of Bridgend town centre. The apartment benefits from a gas fired combination boiler, dedicated car parking and modern open plan kitchen/living/dining. The property is an ideal first time buy or investment purchase.

ENTRANCE HALL

Emulsioned ceiling and walls, fitted carpet and two generous fitted storage cupboards. Doorway into the bathroom.

BATHROOM

PVCu frosted glazed window, tile effect vinyl flooring and radiator. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower with hand attachment and rain water head and ceramic tiles to all splash back areas.

BEDROOM 1 (12' 6" x 10' 2") or (3.80m x 3.10m)

Overlooking the side via PVCu double glazed window with fitted roller blind and finished with emulsioned walls with one feature papered walls, skirting and fitted carpet. Triple fitted wardrobe.

BEDROOM 2 (8' 6" x 7' 7") or (2.60m x 2.30m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling and walls with one feature papered wall, skirting and fitted carpet.

OPEN PLAN LOUNGE/KITCHEN/DINER (14' 1" max x 17' 9" max) or (4.30m max x 5.40m max)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and side. The lounge area is finished with emulsioned walls, skirting and fitted carpet. To the kitchen there are a range of low level and wall mounted kitchen units in white with brushed chrome handles and complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with four gas ring hob and overhead extractor hood. Space for fridge/freezer and further under counter appliance and plumbing for automatic washing machine. Built in wine rack and hidden behind a kitchen cupboard is an Ideal gas fired combination boiler. Tiled effect flooring to the kitchen area.

OUTSIDE


Dedicated car parking space with visitor spaces.

DIRECTIONS

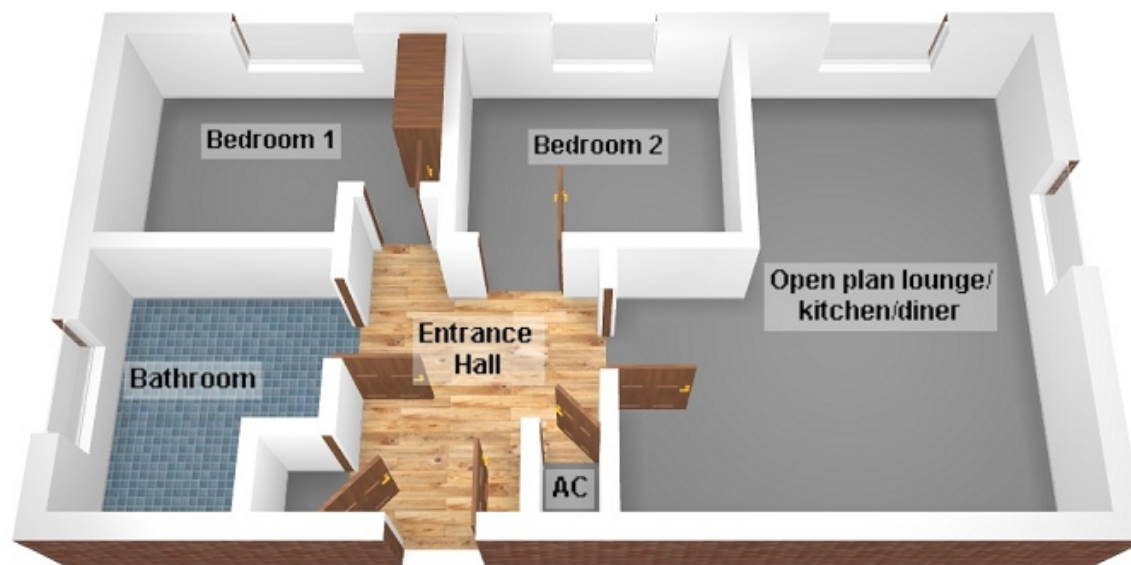
Travelling out of Bridgend on Park Street. Turn right onto St Leonards Road and then right at the top onto West Road. Continue along and around to the left and up the hill onto Cefn Glas Road. The development can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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.



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