



Maes Dewi Pritchard, Brackla, Bridgend .
CF31 2ET

£115,000

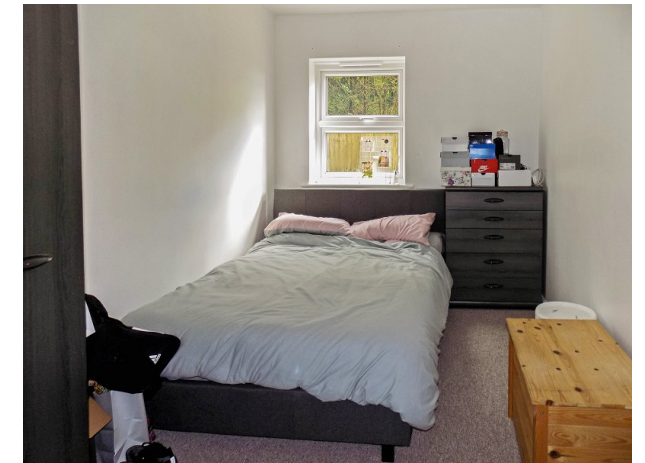


Maes Dewi Pritchard, Brackla, Bridgend . CF31 2ET

Two double bedroom ground floor apartment comprising hallway, lounge/diner, kitchen, bathroom, allocated parking and visitor spaces. Ideal first time buy or investment purchase. Leasehold. Viewing recommended.

£115,000 - Leasehold

- Ground floor two bedroom apartment
- Two double bedrooms
- Open plan lounge/diner leading into the kitchen
- Allocated parking plus visitors spaces, EPC - C
- LEASEHOLD
- Ideal first time or investment purchase



DESCRIPTION

Introducing this ground floor apartment which offers two generous size bedrooms situated within a purpose built modern apartment block. Good access for the M4 corridor at J36 and for Bridgend town centre where there is a mainline train station. Schools and local shops are within easy access. Viewing recommended to fully appreciate this modern home, ideal for first time buy or investment purchase.

ENTRANCE

Access into the communal area via intercom system.

ENTRANCE HALL

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet and wall mounted electric meter box. Wall mounted electric storage heater and doorway through into bedroom one.

BEDROOM 1 (10' 6" x 10' 2") or (3.20m x 3.10m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Handy recess for freestanding or fitted furniture and wall mounted electric storage heater.

BEDROOM 2 (12' 4" x 7' 10") or (3.75m x 2.40m)

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

LOUNGE / DINING ROOM (14' 1" x 13' 1") or (4.30m x 4.00m)

Overlooking the rear via PVCu double glazed French doors and finished with emulsioned ceiling and walls, skirting and wood effect laminate flooring. Archway through into the kitchen.

KITCHEN (8' 6" x 8' 10") or (2.60m x 2.70m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, central light fitting, emulsioned walls, skirting and tile effect vinyl flooring. The kitchen is arranged with low level and wall mounted units with brushed chrome handles and complementary roll top work surface. Integrated electric oven, ceramic hob and overhead extractor hood. Inset one and half basin sink with mixer tap and drainer. Space for high level fridge/freezer and plumbing for automatic washing machine plus space for further under counter appliance.

BATHROOM

Frosted glazed window to the rear, vinyl flooring, extractor and wall mounted heated chrome towel rail. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower and ceramic tiles to all splash back areas. Fitted storage cupboard housing the hot water tank.

NOTE


We have been advised by the vendor that the property is leasehold, however title deeds have not been inspected. Lease terms quoted have been provided by the vendor: Length of lease:84 years

Ground rent:£140

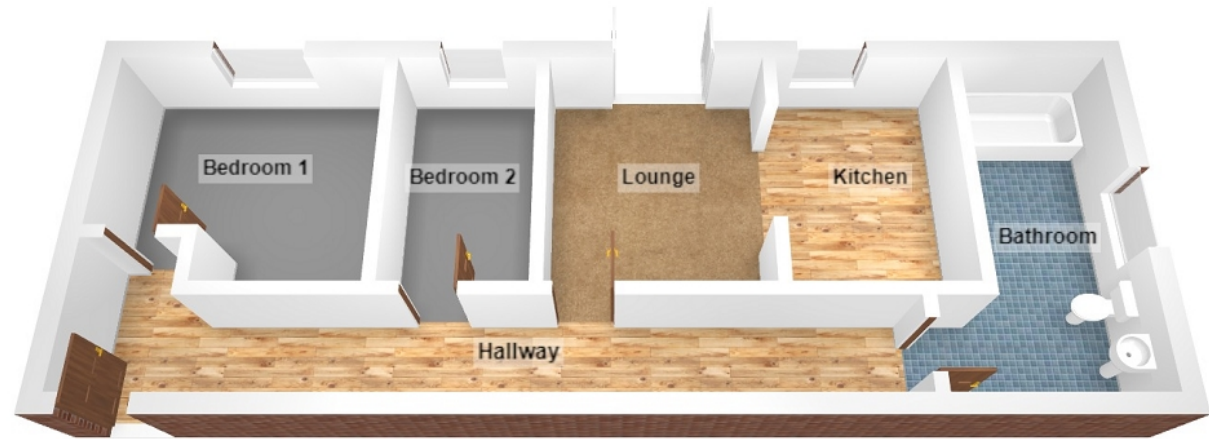
Service charge: £784.32.



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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