



Llewelyn Court, Brocastle, Bridgend,
Bridgend County. CF35 5FD

Offers Over
£199,950

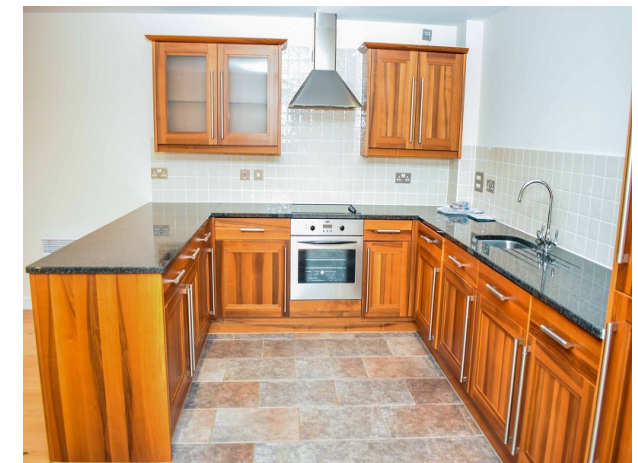


Llewelyn Court, Brocastle, Bridgend, Bridgend County. CF35 5FD

Two bedroom ground floor flat on the Brocastle development of retirement housing with lifeline facilities. Comprising two bedrooms, bathroom, lounge/kitchen/diner. NO ONGOING CHAIN. OVER 55s ONLY

Offers Over £199,950 - Leasehold

- Two bedroom ground floor flat
- Lounge/kitchen/diner
- Two double bedrooms, EPC- C
- LEASEHOLD - 99 years from 2007
- Lifeline facilities / communal car parking
- OVER 55s ONLY/ No ongoing chain
- Current S/C- £32.07 per week



DESCRIPTION

Introducing this two bedroom ground floor flat located on the exclusive Brocastle development of retirement housing and benefits from lifeline facilities with a pull cord in bathroom and a control system in the lounge/ kitchen/diner.

The property is well presented with a fully integrated kitchen, courtyard garden, 2 double bedrooms and open plan living / kitchen / dining. IDEAL RETIREMENT APARTMENT FOR OVER 55s ONLY. LEASEHOLD. NO ONWARD CHAIN.

ENTRANCE

Via internal hard wood door into entrance hall finished with skimmed ceiling, one centre light, smoke detector, emulsioned walls, two storage cupboards with one housing the consumer unit and the other cupboard housing the hot water storage system. Oak flooring.

LOUNGE/DINER/KITCHEN (21' 3" x 19' 11") or (6.48m x 6.07m)

Skimmed ceiling, modern down lights, emulsioned walls, telephone entry system, hardwood double glazed window to front aspect and hardwood double glazed French doors to small patio area. Two electric storage heaters. Solid oak flooring.

To the kitchen area:

A range of wall and base units with complementary granite work surfaces. Integrated appliances include electric oven, four ring electric hob, stainless steel cooker hood, washing machine, dishwasher, fridge and freezer. Single stainless steel sink with drainer and mixer tap. Ceramic tiled flooring.

BEDROOM 1 (16' 6" x 9' 10") or (5.04m x 2.99m)

Skimmed ceiling, one centre light, emulsioned walls, hardwood double glazed window to the side and one to the front, electric storage heater, wall mounted telephone entry system and fitted carpet.

BEDROOM 2 (12' 9" x 8' 10") or (3.89m x 2.68m)

Skimmed ceiling, one centre light, emulsioned walls, hardwood double glazed window to side aspect, electric storage heater and fitted carpet.

BATHROOM (7' 0" x 6' 2") or (2.14m x 1.89m)

Skimmed ceiling, modern down lights, fully tiled walls, hardwood frosted double glazed window to side aspect, shaver point, wall mounted heated towel rail, lifeline emergency pull cord and anti slip vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and hand held shower attachment and glass shower screen.

OUTSIDE

Small enclosed courtyard garden to the rear accessed via patio doors.

Visitor parking is to the main car park. Path leads through the grounds to the entrance of the flat, the entrance has entry system. Communal resident parking.


NOTE

We have been informed that the property is held LEASEHOLD on a 99 year term commencing in January 2007, at a Peppercorn ground rent.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(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

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