



Maes Dewi Pritchard, Brackla, Bridgend,
Bridgend County. CF31 2ET

£125,000

 PAYTON
JEWELL
CAINES

Maes Dewi Pritchard, Brackla, Bridgend, Bridgend County. CF31 2ET

Two bedroom top floor apartment benefiting from open plan kitchen/living/dining, bathroom, two bedrooms and DEDICATED CAR PARKING SPACE. Ideal first time or investment purchase. Viewing recommended AND SOLD WITH NO ONWARD CHAIN. Leasehold.

£125,000 - Leasehold

- Modern two bedroom top floor apartment
- Open plan kitchen/living/dining
- Dedicated car parking plus visitor spaces
- Ideal location for access to the M4 at J36
- Ideal for Bridgend town centre / Leasehold
- Good investment potential
- EPC - C / Council tax band -
- NO ONWARD CHAIN



DESCRIPTION

Introducing this modern built top floor two bedroom apartment which offers contemporary open plan kitchen/living/dining, two bedrooms and dedicated car parking space. Ideal first time or investment purchase. The property is ideally located for access to Bridgend town centre with the mainline train station, retail and food outlets and J36 of the M4. The property is also within easy walking distance of the local Welsh speaking primary school as well as Brackla primary and ArchBishop McGrath secondary school.

NO ONWARD CHAIN.

ENTRANCE

Via a communal door on the ground floor with two flights of stairs leading to the second floor landing. Access to number 15 is via a hardwood door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling, access to loft storage, two central light pendants and wall mounted fuse box. Floor mounted storage heater.

BEDROOM 1 (12' 4" x 10' 2") or (3.75m x 3.10m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling, central light fitting, emulsioned walls, skirting and fitted carpet. Wall mounted electric storage heater.

BEDROOM 2 (12' 6" x 7' 10") or (3.80m x 2.40m)

Overlooking the rear via PVCu double glazed window and finished with central light pendent, emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted storage heater.

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

Overlooking the rear via PVCu double glazed French doors leading onto a Juliet balcony and finished with emulsioned ceiling, two central light pendants, emulsioned walls with one feature papered wall, skirting and fitted carpet. Two wall mounted electric storage heaters and open archway through to 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 spot lights, emulsioned walls, skirting and vinyl tiled flooring. A range of low level and wall mounted kitchen units in beech finish with complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated under counter fridge and freezer, electric oven, ceramic hob with overhead extractor hood and plumbing for automatic washing machine.

BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, extractor fan, emulsioned walls, skirting and tile effect flooring. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower. Wall mounted electric radiator and fitted storage cupboard housing the hot water tank with additional shelving.

OUTSIDE

One dedicated car space with additional visitors spaces.




NOTE

Leasehold

Ground rent - £100 annually

Service charge - £66.40 monthly.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	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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