



Bryn Deri, Bridgend, Bridgend County. CF31  
4EN

£70,000

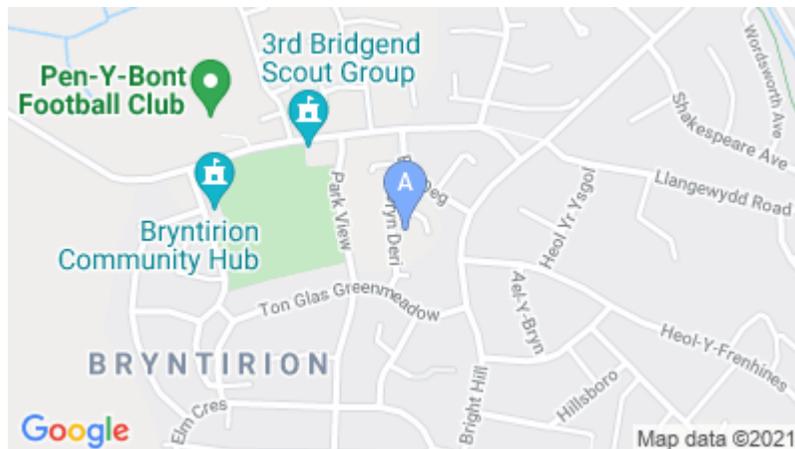


# Bryn Deri, Bridgend, Bridgend County. CF31 4EN

One bedroom first floor flat offering good sized accommodation comprising open plan lounge/diner/kitchenette, three piece suite bathroom and large double bedroom, enclosed rear garden. Available with no ongoing chain. LEASEHOLD.

**£70,000 - Leasehold**

- One bedroom first floor flat
- Open plan lounge/diner/kitchen
- Bathroom / good sized enclosed rear garden
- Gas central heating and PVCu double glazing
- Viewing recommended/EPC - C
- Available with no ongoing chain
- LEASEHOLD - APPROX 98 YEARS REMAINING



## DESCRIPTION

Introducing this one bedroom first floor flat situated in Bryntirion which is within walking distance to local shops and within easy access to Llangewydd Junior School, Bryntirion Comprehensive School and Bryntirion Infants School. The property is also within close proximity to Bridgend Town Centre with all its amenities and facilities.

## COMMUNAL ENTRANCE

Via part glazed PVCu door into the communal entrance hall and staircase leading to the first floor. The flat is accessed via a hardwood internal door.

## ENTRANCE HALL

Artexed ceiling with centre light, emulsioned walls and storage cupboard housing the gas combination boiler. Door leading into the bathroom and an archway leads to the open plan lounge/diner and kitchen.

## OPEN PLAN LOUNGE/DINER (14' 2" x 11' 9") or (4.32m x 3.59m)

Artexed and coved ceiling, two centre lights, two wall lights, ceramic tiled flooring, feature fireplace housing electric fire, radiator and PVCu French doors leading onto a decked balcony.

## KITCHENETTE (5' 11" x 5' 7") or (1.80m x 1.69m)

Artexed and coved ceiling and modern spot light bar. A range of wall and base units with complementary work top housing stainless steel single drainer sink with mixer tap. Space for washing machine and under counter fridge, integrated electric oven, four ring gas hob and cooker hood. PVCu double glazed window to rear aspect and ceramic tiled flooring.

## BATHROOM (5' 8" x 5' 7") or (1.72m x 1.71m)

PVCu tongue and groove ceiling with centre light, PVCu frosted double glazed window to rear aspect, part ceramic tiled/part vinyl stick on tiled walls and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with electric shower over. Vinyl tiled flooring.

## BEDROOM 1 (11' 10" x 11' 9") or (3.61m x 3.57m)

Artexed ceiling with one centre light, emulsioned walls, radiator, PVCu double glazed window to front aspect and fitted carpet.

## OUTSIDE

The property is accessed via pedestrian path only and has on street parking. To the rear is a good sized enclosed garden.

## DIRECTIONS

From Bridgend town take Park Street to Bryntirion Hill traffic lights, turn right onto Bryn Golau, turn left onto Erw Deg, turn left onto Bryn Deri and the property is on your right hand side.

## LEASE

The property is held leasehold on a 125 year lease dated from 1994 and annual peppercorn ground rent.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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