



Hafan Deg, Aberkenfig, Bridgend County.  
CF32 9AW

£75,000



## Hafan Deg, Aberkenfig, Bridgend County. CF32 9AW

Ideal first time or investment purchase! A larger than average two double bedroom duplex apartment arranged over two floors. The property is situated in the village of Aberkenfig and comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom. Early viewing recommended. LEASEHOLD.

£75,000 - Leasehold

- Two double bedroom duplex apartment
- Good sized lounge
- Outside storage area
- Gas combination boiler
- EPC - D / Council tax -
- Ideal first time or investment purchase



## DESCRIPTION

We are pleased to offer for sale this two double bedroom apartment situated within the village of Aberkenfig which is well served with local shops, schools and amenities. The property is conveniently positioned for quick and easy access to Tondy train station, McArthur Glen Designer Outlet, the M4 corridor as well as Bridgend town centre. This property would make an ideal first time purchase or investment opportunity.

## ENTRANCE

Via wooden door into the entrance hall.

## ENTRANCE HALL

Stairs leading to the first floor with fitted handrail. Wooden framed frosted window overlooking the front of the property, emulsioned ceiling and walls, skirting and fitted carpet. Radiator and wall mounted light.

## LANDING

Doors leading to the lounge, kitchen and stairs leading to the second floor. Emulsioned ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting, radiator and fitted carpet.

## LOUNGE (14' 3" max x 11' 6" max) or (4.34m max x 3.51m max)

Textured ceiling with centre pendant light, emulsioned walls with one papered wall with dado rail, skirting, fitted carpet, radiator and single glazed window with secondary glazing overlooking the front of the property. Feature chimney breast with gas fire.

## KITCHEN (15' 5" x 8' 0") or (4.70m x 2.45m)

Emulsioned and coved ceiling with centre pendant light, papered walls with tiling to splash back areas and vinyl flooring in tile effect. A range of wall and base units with complementary marble effect work top housing an inset stainless steel sink with mixer tap. Space for freestanding electric cooker, hob and extractor fan, fridge/ freezer and washing machine. Wall mounted combination boiler, single glazed window to the rear of the property and radiator. Space for small dining table. Door leading into an area ideal for a pantry and further door leading into a storage space with frosted single glazed window to the rear of the property.

## SECOND FLOOR LANDING

Via stairs with fitted carpet, single glazed door leading to the balcony overlooking the front of the property. Emulsioned ceiling with centre pendant light, smoke alarm and access to the loft. Emulsioned walls, skirting and fitted carpet. Doors leading to two bedrooms and bathroom. Doors providing access to two separate storage areas, one with built in shelving and radiator.

## BEDROOM 1 (12' 5" x 11' 7") or (3.78m x 3.52m)

Textured ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and single glazed window with secondary glazing overlooking the front of the property.

## BEDROOM 2 (11' 9" x 10' 0") or (3.57m x 3.04m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and single glazed window with secondary glazing overlooking the woodland and river to the rear of the property.



## **BATHROOM (8' 5" x 5' 11") or (2.56m x 1.81m)**


Emulsioned ceiling with centre light, emulsioned walls, skirting, vinyl flooring, frosted single glazed window overlooking the rear of the property and radiator. Three piece suite comprising low level w.c. bath and pedestal wash hand basin.

## **OUTSIDE**

Side steps leading to the rear of the property and PVCu door leading to outside storage.



# 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>		73
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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