

Payton  
Jewell  
Caines



Caer Castell House Coychurch Road,  
Brackla, Bridgend County. CF31 2DL

Offers Over £90,000



## Caer Castell House Coychurch Road, Brackla, Bridgend County. CF31 2DL

A well presented DECEPTIVELY SPACIOUS one bedroom ground floor flat situated close to the popular Longacres development. The property benefits from a good sized open plan lounge/kitchen/diner and ALLOCATED PARKING. Viewing highly recommended. LEASEHOLD.

### Offers Over £90,000 - Leasehold

- One bedroom ground floor flat
- Deceptively spacious
- Open plan lounge/kitchen/diner
- Three piece bathroom suite
- Allocated parking space, EPC- C
- Convenient location with close links to the M4 and A48



## DESCRIPTION

Introducing this one bedroom ground floor flat located on a sought after development of Brackla to the East of Bridgend and offering good access to the M4 corridor, A48 and Bridgend town centre. The property comprises an entrance hall, bathroom, bedroom and open plan lounge/kitchen/diner. Viewing highly recommended. LEASEHOLD.

## ENTRANCE

Via a secure composite door into a communal hallway finished with a fitted carpet.

## ENTRANCE HALL

Skimmed and emulsioned ceiling with ceiling light and smoke detector, coving, emulsioned walls, fitted carpet and wall mounted electric heater. Two fitted storage cupboards one housing the hot water tank.

## BATHROOM (7' 3" x 5' 8") or (2.22m x 1.73m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, emulsioned walls with tiling to splash back areas and PVCu double glazed window to side aspect. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower. Heated towel rail and vinyl flooring in tile effect.

## BEDROOM (10' 10" x 9' 5") or (3.29m x 2.87m)

Skimmed and emulsioned ceiling with ceiling light, emulsioned walls, PVCu double glazed window to side aspect, fitted carpet, wall mounted electric heater and fitted wardrobes.

## LOUNGE (14' 1" x 11' 1") or (4.28m x 3.38m)

Skimmed and emulsioned ceiling with two ceiling lights and coving, emulsioned walls, wall mounted electric heater, PVCu double glazed French doors leading to the outside space which also provides an additional access point to the property and fitted carpet. Opening through to the kitchen.

## KITCHEN (8' 5" x 5' 11") or (2.56m x 1.80m)

Skimmed and emulsioned ceiling with ceiling light and coving, smoke detector, part emulsioned/part tiled walls to splash back areas and tiled flooring. The kitchen comprises a range of wall and base units with coordinating work tops, integrated fridge/freezer, plumbing for integrated washing machine, four hob burner with overhead stainless steel extractor hood and integrated oven. One and half stainless steel inset sink with drainer and mixer tap.

## DIRECTIONS

Travelling out of Bridgend along Coychurch Road, past the Haywain pub, take the 2nd exit at the roundabout, at the next set of traffic lights take a right turn onto Longacres, the property is located directly on the right hand side.





## NOTE

We have been advised that the property is leasehold, however title deeds have not been inspected.

Leasehold details advised by Vendor:

Date of lease: 29th June 2006

Length: 125 years


Service Charge: The current annual service charge is £1325.81. Payment is demanded six monthly in advance.

The payment due dates are 1st January and 30th June every year.

Ground rent: £100 per annum



# 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>	72	80
(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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