

Payton
Jewell
Caines



Block 180-186, Waunscil Avenue, Brackla,
Bridgend. CF31 1TN

£100,000

 PAYTON
JEWELL
CAINES

Block 180-186, Waunscil Avenue, Brackla, Bridgend. CF31 1TN

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY -

Two bedroom ground floor flat available PLUS the freehold title of the block of four flats. Remaining three flats occupied on a leasehold basis.

£100,000 - Leasehold

- GROUND FLOOR 2 BEDROOM FLAT
- Set within a block of 4 flats
- FREEHOLD of entire block also included within sale
- Vacant flat requires upgrading works
- Close to Bridgend town centre
- EPC - / Council Tax - A



DESCRIPTION

This property comprises a purpose built ground floor flat in need of some upgrading but benefiting from gas central heating, an enclosed rear garden and within easy walking distance of Bridgend town centre. The property is within a block of 4 flats, with 3 flats occupied on a leasehold basis. The FREEHOLD of the entire block is included within this sale. INVESTMENT OPPORTUNITY.

ENTRANCE

Via frosted glazed PVCu front door with side frosted glazed panel into the entrance hall.

ENTRANCE HALL

Papered walls, skirting, doorway through to bedroom two.

BEDROOM 2 (10' 6" x 6' 7") or (3.20m x 2.0m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting, vinyl flooring and radiator.

BEDROOM 1 (12' 2" x 10' 10") or (3.70m x 3.30m)

Overlooking the rear via PVCu double glazed window and finished with artexed ceiling, papered walls and radiator.

WET ROOM

PVCu double glazed window to the rear, central light fitting, emulsioned walls, respertex anti slip flooring, radiator, wash hand basin w.c. pull down seat with wall mounted electric shower and ceramic tiles to the splash back.

LOUNGE (14' 1" x 13' 5") or (4.30m x 4.10m)

Overlooking the front via PVCu double glazed window and finished with artexed ceiling, papered walls and radiator. Original fireplace with ceramic hearth and mantle (closed off).

KITCHEN (9' 6" x 7' 10") or (2.90m x 2.40m)

Overlooking the rear via PVCu double glazed window and accessed via frosted glazed PVCu door. Finished with papered ceiling, half height ceramic tiles to the kitchen and vinyl flooring. A range of low level and wall mounted units in white with a complementary roll top work surface and inset sink with mixer tap. Space for cooker, plumbing for automatic washing machine, space for fridge/freezer and storage cupboard housing a Worcester wall mounted gas fired combination boiler and additional storage cupboard.

OUTSIDE

Enclosed rear garden with side access to the front of the property.


TENANCIES

The 3 occupied flats are held on 125 year leases from June 1986 at a peppercorn rent with a service charge provision to cover the communal areas.

The vacant flat will be offered on a new 125 year lease at a peppercorn rent.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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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