

267 Longacres
Bridgend
Mid glam
CF31 2DH

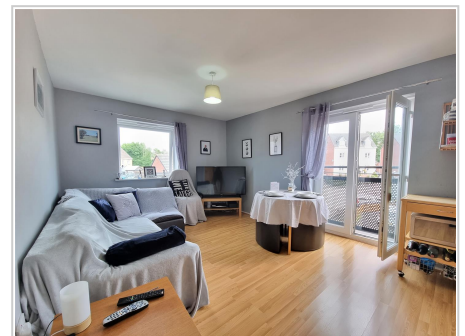
£99,950



- Well Presented Top Floor Apartment
- One Bedroom
- No Ongoing Chain
- Allocated Parking
- Open Plan Living/kitchen/Dining
- Walking Distance To Local Amenities Of Brackla And Bridgend Town Centre
- Shower Room
- Viewing Highly Recommended
- Call Today To Arrange An Appointment

Ref: 17268710

Viewing Instructions:



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this well presented top floor one bedroom property located in Longacres. Within walking distance to local amenities of Brackla and Bridgend town centre, close to local transport links. Offered with no ongoing chain. Property comprises entrance hall, open plan lounge/kitchen/diner, bedroom and shower room. Benefits from parking to rear. Viewing recommended. Call today to arrange an appointment.

Accommodation

Entrance Hall

Enter via front door into hallway. Plain ceiling, plain walls, laminate flooring, two storage cupboards one with plumbing for washing machine. Doors leading to all rooms.



Open Plan Lounge/Kitchen/Diner (19'6 x 10'4) or (5.94m x 3.15m)

UPVC double glazed window to side aspect, UPVC French doors with Juliet balcony. Plain ceiling, plain walls, laminate flooring. Range of base units with complementary worktops, stainless steel sink and drainer with mixer tap over, integrated electric oven and hob, space for fridge/freezer, electric heater.



Bedroom (12'3 x 7'9) or (3.73m x 2.36m)

UPVC double glazed window to side aspect. Plain ceiling, plain walls, laminate flooring, electric heater.



Shower Room

Plain ceiling, plain walls, shower cubicle with electric shower, pedestal wash hand basin, low level WC, vinyl flooring.

Outside

Undercover parking space to rear.

Communal recycling area.

Services

Mains electricity, mains water, mains drainage

EPC Rating: C76

Tenure

We are informed that the tenure is Leasehold

Length of lease: 110 years.

Ground Rent

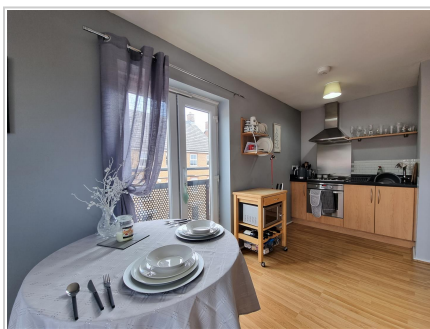
150 p/a

Service Charge

1660 p/a

Council Tax

Band B



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.