

46 Ffordd Cadfan  
Brackla  
Bridgend  
CF31 2DP

£132,995



- Two Bedroom Ground Floor Apartment
- Lounge Opening Into Kitchen
- Bathroom With Shower Over Bath
- Allocated Parking space
- Easy Access To M4 & Local Amenities
- No Ongoing Chain
- Ideal First Time Buyer Purchase
- NHBC warranty remaining
- Leasehold 999 years from 2017



Ref: PRA10789

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*GROUND FLOOR APARTMENT WITH NO ONGOING CHAIN\*\*\*** This modern two bedroom ground floor apartment is situated on the popular new development in Brackla with easy access to the M4 at junction 36. Bridgend town centre, train station, Macarthur Glen shopping outlet and Princess Of Wales Hospital are all within close proximity. The property is accessed via a security door into a pleasant communal entrance area. The apartment is well presented and comprises of a lounge with French doors opening onto a Juliet balcony, kitchen, bathroom with over bath shower, two bedrooms and one dedicated parking space. Communal gardens. To arrange a viewing please contact Daniel Matthews on 01656 750764.

## Accommodation



### Communal hallway

Enter via security door with intercom into a communal foyer which is nicely presented with carpets and painted skimmed walls. Staircase leading to other apartments. Ground floor door leading to number 46.



### Entrance Hallway

Skimmed walls and ceiling with vinyl flooring. Doors leading to all rooms. Radiator. Storage cupboard.



### Lounge (13' 1" x 10' 3") or (4.0m x 3.12m)

Nicely presented lounge with skimmed walls and ceiling with centre light to remain. Vinyl flooring UPVC French doors with perfect fit blinds to remain and Juliette balcony looking out onto communal gardens. Radiator. Square arch leading into kitchen area.



### Kitchen (9' 7" x 7' 6") or (2.92m x 2.28m)

A fully fitted modern kitchen which comprises of a range of wall and base units to include inset draws, coordinating work surfaces plus a stainless steel sink with mixer taps and drainer. Integrated gas hob with extractor over and electric oven. Plumbing for washing machine and space for tall fridge freezer. Skimmed walls and ceiling with centre light to remain. Vinyl flooring. UPVC double glazed window with roller blinds to remain giving pleasant views to the rear communal gardens.





### Bedroom One (11' 9" x 7' 10") or (3.59m x 2.40m)

Situated to the front of the apartment with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling with fitted carpets.



### Bedroom Two (10' 11" x 7' 11") or (3.34m x 2.42m)

Situated to the front of the apartment with UPVC double glazed window with blinds to remain and radiator under. Skimmed walls and ceiling with vinyl flooring.



### Bathroom (6' 3" x 6' 1") or (1.91m x 1.85m)

A three piece suite in white with tiling to splash back areas. Over bath Mira shower with screen. Skimmed walls and ceiling. Radiator. Vinyl flooring.

## Services

Mains electricity, mains water, mains gas, mains drainage. Est. £1800 management & £98 ground rent

EPC Rating: B82

## Tenure

We are informed that the tenure is Leasehold

Length of lease: 999 years from 2017

Ground Rent - £98.00

Service Charge - Approximately £1800 per year

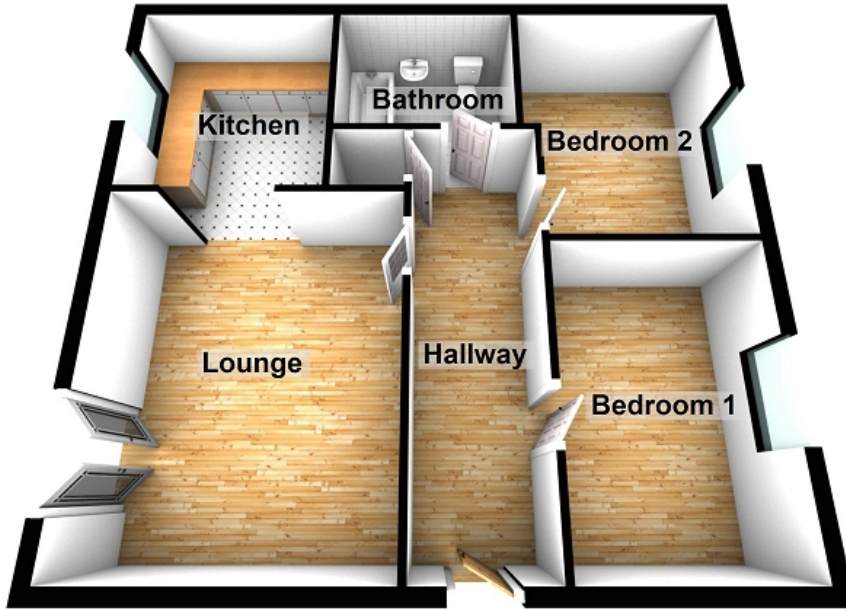
## Council Tax

Band C

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## Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

*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.*