

Flat 6 92 Park Street
Bridgend
Bridgend County
CF31 4BB

£130,000



- NO ONGOING CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- BATHROOM & EN-SUITE
- ONE ALLOCATED PARKING SPACE
- OPEN PLAN LOUNGE/DINER & FITTED KITCHEN
- WALKING DISTANCE TO BRIDGEND TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- CLOSE TO LOCAL AMENITIES, SHOPS & M4 CORRIDOR
- CALL TODAY TO VIEW ON 01656 750764

Ref: PRA10826

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are pleased to offer to the market this first floor two bedroom apartment offered with NO ONGOING CHAIN. This property would make a great first time purchase or investment opportunity. Property comprises communal hallway, entrance into apartment hallway, lounge/diner, kitchen, bathroom, two double bedrooms with en-suite to main bedroom. Further benefits are one allocated parking space, close to local amenities, great public transport links, walking distance to Bridgend Town Centre and close to M4 corridor. Property is ideal for first time buyers/investors. Viewings are highly recommended, please contact a member of our team on 01656 750764.

Accommodation

Communal hallway

Hallway

Enter via fire door into hallway, plain ceiling, plain walls, electric heater, doors leading into:-



Lounge/Diner (16' 4.85" x 10' 8.74") or (5.00m x 3.27m)

Two UPVC double glazed windows, plain ceiling, plain walls, wood effect laminate flooring, electric heater, arch leading into kitchen.



Kitchen (10' 8.74" x 6' 7.92") or (3.27m x 2.03m)

Plain ceiling, plain walls, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor fan, integrated fridge/freezer, slimline dishwasher and washing machine.



Bathroom (6' 9.89" x 6' 2.8") or (2.08m x 1.90m)

Plain ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains over head.



Bedroom One (15' 10.94" x 10' 4.02") or (4.85m x 3.15m)

UPVC double glazed window, plain ceiling, plain walls, wood effect laminate flooring, electric heater, door leading into en-suite, built in wardrobes.



En Suite

Plain ceiling, partially plain and tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle.



Bedroom Two (10' 8.74" x 8' 11.87") or (3.27m x 2.74m)

UPVC double glazed window, plain ceiling, plain walls, wood effect laminate flooring, electric heater, built in wardrobes.

Outside

Services

Mains Electric, Mains Drainage, Mains Water

EPC Rating: B82

Tenure

We are informed that the tenure is Leasehold

Length of lease: 980 Years.

Ground Rent

£140 per annum

Service Charge

£1800 per annum

Council Tax

Band D



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.