

53 Ffordd Cadfan
Bridgend
CF31 2DP

£120,000



- Two Bedroom Second Floor Apartment
- Open Plan Lounge/Kitchen with Juliet Balcony
- En-Suite To Main Bedroom & Bathroom
- No Ongoing Chain
- Two Allocated Parking Spaces
- Leasehold 999 Years from 2017
- Easy Access To M4 & Local Amenities
- NHBC Warranty Remaining
- Ideal First Time Buyer Purchase
- Call Today To Arrange Your Viewing On 01656 750764

Ref: PRA10877

Viewing Instructions: Strictly By Appointment Only

General Description

*****SECOND FLOOR APARTMENT WITH NO ONGOING CHAIN***** This modern two bedroom second floor apartment is situated on the popular new development in Brackla within easy access to the M4 at junction 36. Bridgend town centre, train station, McArthur Glen Designer 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 throughout and comprises of a hallway, open plan lounge/kitchen with French doors opening onto a Juliet balcony, bathroom, two bedrooms, with en-suite to main bedroom and two dedicated parking spaces. Communal gardens. To arrange a viewing please contact Daniel Matthews on 01656 750764.

Accommodation



Communal hallway

Enter via a security door with intercom into communal foyer which is nicely presented with fitted carpets and painted skimmed walls. Staircase leading to all floors. Second floor leading to number 53.



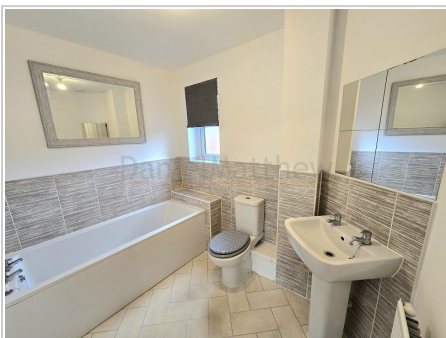
Hallway

Enter via composite fire door into hallway, plain ceiling, plain walls, grey fitted carpet, radiator, storage cupboard housing electric consumer unit, telecom, doors leading into;-



Lounge/Kitchen (22' 0" x 10' 7") or (6.71m x 3.23m)

X2 UPVC double glazed windows to rear aspect, UPVC French doors leading to Juliet balcony, plain ceiling, plain walls, vinyl flooring, radiator, Open plan into kitchen area offering a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric cooker and four ring gas hob with extractor fan, Large breakfast bar.



Bathroom (8' 2" x 6' 3") or (2.49m x 1.90m)

UPVC double glazed obscured window to front aspect, plain ceiling, partially plain and tiled walls, tiled splashback, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.



Bedroom One (11' 5" x 10' 0") or (3.47m x 3.05m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into en-suite.



En Suite (7' 8" x 4' 0") or (2.34m x 1.22m)

UPVC double glazed window to front aspect, plain ceiling with extractor fan, plain walls, vinyl flooring, tiled splashback, three piece suite comprising low level WC, pedestal wash hand basin and single shower cubicle with over head mains, radiator.



Bedroom Two (10' 4" Max x 8' 8") or (3.14m Max x 2.63m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B84

Tenure

We are informed that the tenure is Leasehold

Length of lease: 999 Year from 01/01/2017.

Ground Rent

£98.00

Service Charge

£1680 P/A

Council Tax

Band C



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.