

FOR  
SALE



35 Church Bell Sound, Bridgend, Mid Glamorgan CF31 4QH

£97,500 - Leasehold

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## PROPERTY SUMMARY

Introducing this two bedroom immaculately presented ground floor apartment situated in Cefn Glas, within walking distance of Bridgend town centre and local amenities, this property would make an ideal starter home. The property has been newly decorated and carpeted throughout and has a modern fitted kitchen. The apartment benefits from two large storage cupboards in the entrance hall, open plan kitchen/lounge/diner with appliances that can remain, modern shower room, fitted storage to one of the bedrooms and allocated parking with visitor spaces. Sold with no ongoing chain. Viewing highly recommended.

## POINTS OF INTEREST

- Ground floor apartment
- Walking distance of Bridgend town centre
- Beautifully presented throughout
- Larger than average modern shower room
- Sold with no ongoing chain/ EPC -C/ Council tax band



## ROOM DESCRIPTIONS

### Entrance

Via painted wooden door into the entrance hall finished with emulsioned ceiling, two pendant lights, smoke alarm, emulsioned walls, skirting and fitted carpet. Two storage cupboards with shelving. Doors leading to shower room, two bedrooms and lounge/kitchen/dining.

### Shower room

Emulsioned ceiling, centre light, ceiling extractor fan, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and herringbone wood effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps and large walk in shower tray with sliding glass screen and overhead chrome shower mixer.

### Bedroom

3.77m x 3.12m (12' 4" x 10' 3") Emulsioned ceiling, pendant light, emulsioned walls, built in storage cupboard with hanging rail and shelving, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

### Bedroom

2.58m x 2.3m (8' 6" x 7' 7") Emulsioned ceiling, pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

### Kitchen / Lounge / Diner

5.32m x 4.20m (17' 5" x 13' 9") Emulsioned ceiling, two pendant lights, emulsioned walls with tiling to splash back areas in the kitchen, two radiators, PVCu double glazed window overlooking the side and one PVCu window overlooking the front of the property, skirting, wood effect vinyl flooring to the kitchen and fitted carpet to the lounge area. A range of wall and base units in a shaker style grey with complementary roll top work surface. Inset one and a half stainless steel sink with chrome mixer tap. Space for washing machine and dishwasher which can remain with the property. Built in electric oven with four ring gas hob and overhead extractor fan. Cupboard housing gas combination boiler. Space for freestanding fridge/freezer.

### NOTE

Lease length - 125 years from 1st January 2005

Ground rent - £50 paid 6 monthly

Service charge - Annual service charge £1881.54 for Feb 2025-Jan 2026 paid half yearly

There is a clause within the lease that Hafod Housing have a buy back option at 75% of market value. The asking price reflects 75% of the current open market value.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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			