



10 Brook Court, Bridgend, Mid Glamorgan CF31 1GW

£148,000 - Leasehold

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PROPERTY SUMMARY

Larger than average two bedroom second floor apartment situated within walking distance of Bridgend town centre with all its amenities and facilities. It is also conveniently located for access to the Princess of Wales Hospital, McArthur Designer Outlet, the M4 corridor and the A48.

Ideal first time or investment purchase.

POINTS OF INTEREST

- Generous two bedroom second floor apartment
- Open plan kitchen/living
- Ensuite to bedroom 1
- Bathroom
- EPC-C
- Largest apartment within the complex
- Designated parking space



ROOM DESCRIPTIONS

Entrance

Via two flights of external stairs leading to the front door. Intercom connection. Entrance via solid wooden fire door leading into the entrance hall finished with emulsioned ceiling and walls, access to attic, smoke alarm, thermostat, alcove storage area, electric heater and laminate flooring. Doors leading to two bedrooms, bathroom, open plan kitchen/diner and two storage cupboard with one containing the water tank.

Bedroom 1

3.20m x 4.60m (10' 6" x 15' 1") Emulsioned ceiling with spot lights, emulsioned walls, two PVCu windows overlooking the side elevation, electric heater and fitted carpet. Door to en-suite.

En-suite

1.40m x 2.50m (4' 7" x 8' 2") Measurements into the shower cubicle. Emulsioned ceiling with spot lights, extractor fan, emulsioned walls with tiling to splash back areas, shaver point, chrome towel rail and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with mixer tap and shower cubicle with glass sliding door.

Bedroom 2

3.10m x 3.50m (10' 2" x 11' 6") Emulsioned ceiling and walls, PVCu window overlooking the side of the property, electric heater and fitted carpet.

Bathroom

1.70m x 3.40m (5' 7" x 11' 2") Emulsioned ceiling with spot lights, emulsioned walls with tiling to splash back areas, extractor fan, chrome towel radiator, shaver point and vinyl flooring. Three piece suite comprising low level WC, pedestal sink and bath with mixer tap and hand shower attachment.

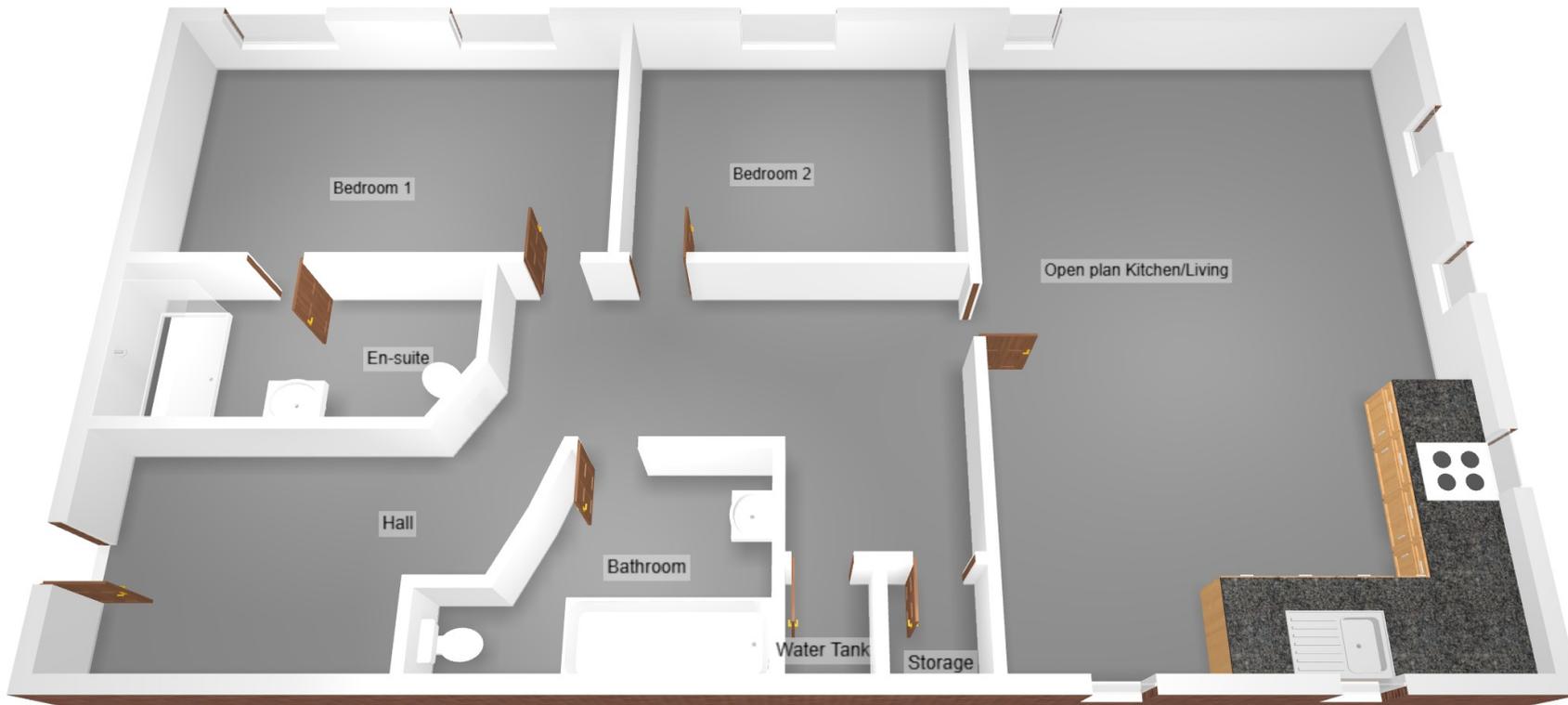
Open plan Kitchen/living

5.70m x 7.60m (18' 8" x 24' 11") Emulsioned ceiling with spot lights, emulsioned walls, three windows overlooking the rear of the property, three windows overlooking the side of the property and laminate flooring. The kitchen has a range of base units with complementary work surface. Integrated appliances include fridge, freezer, washing machine, oven with four ring ceramic hob and stainless steel extractor hood. Breakfast bar. Electric radiator. Stainless steel one and a half sink and drainer with mixer tap. Tiling to splash back areas.

Outside

Designated parking space.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			