

FOR
SALE



15 Bryn Glas, Bridgend, Mid Glamorgan CF31 4ES

£120,000 - Freehold



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PROPERTY SUMMARY

Ground floor flat comprising entrance hall, 2 double bedrooms, lounge, shower room and kitchen / diner. Enclosed rear garden with storage. FREEHOLD of the entire building (block of two flats). NO CHAIN.

POINTS OF INTEREST

- Ground floor flat
- Two DOUBLE bedrooms
- Kitchen / diner
- Close to shops and local schools
- FREEHOLD of entire block
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Access fire PVC frosted glaze front door with side frosted glaze panel into the entrance hallway with fitted storage cupboard housing electric meter radiator fitted carpet and a further fitted storage cupboard

Bedroom 1

4m x 3.25m (13' 1" x 10' 8") PVCu double glazed window with fitted vertical blind to the front. Radiator. Fitted carpet. Double fitted storage cupboard.

Bedroom 2

3.3m x 3m (10' 10" x 9' 10") PVCu double glazed window overlooking the rear. Radiator fitted carpet.

Bathroom

PVCu frosted glazed window to the rear. Central light fitting. Three walls of ceramic tiles and a vinyl floor. Three-piece suite in white with low-level WC, wash hand basin and walk in shower with a pull down seat, grab rails and a wall mounted electric shower. Radiator.

Lounge

4.1m x 3.85m (13' 5" x 12' 8") PVCu double glazed window with fitted vertical blind to the front. Radiator. Fitted carpet.

Kitchen / Diner

3.17m x 3.75m (10' 5" x 12' 4") Overlooking the rear via PVCu double glazed window with a fitted vertical blind. Central light fitting. Vinyl floor. A range of low-level and wall mounted kitchen units in a beech effect with a complementary rolltop worksurface. Inset sink with drainer, space for fridge freezer, plumbing for washing machine, space for gas cooker. Wall mounted Worcester gas fire combination boiler and a frosted glazed PVCu door leading out to the rear garden.

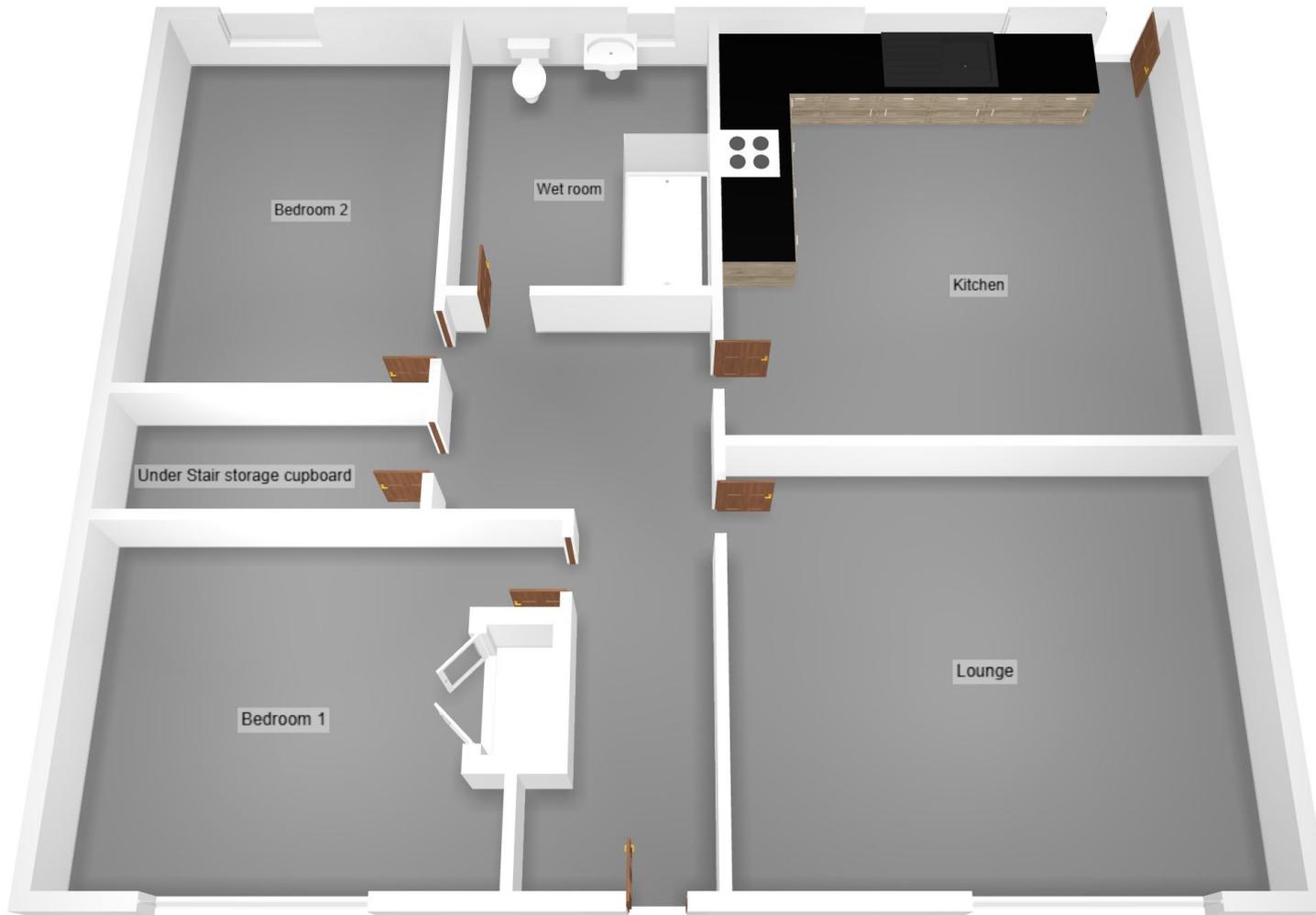
Outside

Enclosed rear garden laid to lawn with two brick built storage sheds. Enclosed front garden laid to lawn with steps and handrail leading to the front door.

NOTE

The sale includes the freehold of the entire block of two flats. We are waiting for lease details of the upstairs flat.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(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	