

FOR  
SALE



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

£97,500 - Leasehold

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## PROPERTY SUMMARY

Introducing this two bedroom first 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 apartment benefits from two large storage cupboards in the entrance hall, open plan kitchen/lounge/diner, bathroom, fitted storage to one of the bedrooms and allocated parking with visitor spaces. Sold with no ongoing chain. Viewing highly recommended.

## POINTS OF INTEREST

- Two bedroom first floor flat
- Walking distance of Bridgend town centre
- Open plan kitchen/lounge/diner
- Bathroom
- No ongoing chain
- EPC-B



## ROOM DESCRIPTIONS

### Entrance

Via timber door into entrance hall finished with emulsioned ceiling, two pendant lights, wired smoke alarm, emulsioned walls, radiator, skirting and fitted carpet. Doors leading to two bedrooms, family bathroom, kitchen/lounge/diner and two storage cupboards with shelving.

### Bathroom

2.17m x 2.72m (7' 1" x 8' 11") Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, wall mounted mirror, shaver point, frosted PVCu double glazed window overlooking the rear of the property, radiator, skirting and tile effect vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps, low level bath with chrome taps and overhead chrome mixer shower

### Bedroom 1

3.08m x 3.74m (10' 1" x 12' 3") Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the side, radiator, skirting and fitted carpet. Built in triple wardrobe.

### Bedroom 2

2.32m x 2.56m (7' 7" x 8' 5") Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the side, radiator, skirting and a continuation of the fitted carpet.

### Kitchen/Lounge/Diner

4.16m x 5.32m (13' 8" x 17' 5") Emulsioned ceiling, two pendant lights, emulsioned walls, two PVCu double glazed windows, one overlooking the side and one overlooking the front, two radiators, skirting, fitted carpet to the lounge and tile effect vinyl flooring to the kitchen area. A range of wall and base units with complementary roll top work surface. Inset one and a half stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Integrated electric oven with four ring gas hob and overhead extractor. Cupboard housing wall mounted gas combination boiler. Space for freestanding fridge/freezer. Ample space for small dining table and chairs.

### NOTE

Lease length - 125 Years from 1/01/2005

Ground rent - £50 twice a year

Service charge - £1800 Annually. £900 Jan & £900 July

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