

**FOR
SALE**



PROPERTY SUMMARY

Two bedroom first floor flat comprising entrance hall, lounge, kitchen/breakfast room, bathroom and two bedroom with fitted storage. The property has good road access into Bridgend town centre with all amenities and facilities and Porthcawl coastal area. LEASEHOLD.

POINTS OF INTEREST

- Two double bedroom first floor flat
- Gas fired combination boiler
- Four piece bathroom suite
- Kitchen/breakfast room
- EPC - C / Council tax - A
- Leasehold



ROOM DESCRIPTIONS

Entrance

Access via the ground floor part glazed PVCu front door into the entrance hall.

Entrance Hall

Emulsioned walls, good sized storage cupboard, two flights of stairs, PVCu double glazed window to the front of the property on the half landing. Fitted storage cupboard housing the electric meters.

Hallway

Via double timber doors, coved ceiling, emulsioned walls, skirting and wood effect laminate flooring (roof has recently been replaced and ceiling will be made good). Fitted storage cupboard housing plumbing for automatic washing machine and space for either tumble or storage. Doorway through to the bathroom.

Bathroom

Coved ceiling, emulsioned walls with half height ceramic tiles to the floor and wooden tongue and groove flooring, radiator and two PVCu frosted glazed windows to the rear. Four piece suite in white comprising w.c. wash hand basin with vanity unit below and bath with walk in shower cubicle housing a wall mounted electric shower with ceramic tiles to all splash back areas.

Kitchen/Breakfast Room

2.85m x 3.75m (9' 4" x 12' 4") Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with a coved ceiling with central spot lights and light pendant to remain, emulsioned walls and tile effect vinyl flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface and ceramic tiles to the splash back. Inset sink with drainer, integrated four gas ring hob, integrated waist height cooker, space for under counter fridge and freezer and fitted breakfast bar. Doorway through to the lounge.

Lounge

3.65m x 4.70m (12' 0" x 15' 5") Overlooking the front via two PVCu double glazed windows and finished with emulsioned and coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Built in fitted storage with wall mounted shelving and two radiators.

Bedroom 1

4m x 4.35m (13' 1" x 14' 3") Overlooking the side via PVCu double glazed window and finished with a coved ceiling, papered walls, skirting and fitted carpet. Floor to ceiling fitted wardrobes with sliding doors and one central mirrored door. Fitted cabin double bed with storage below, wall mounted shelving units and radiator.

Bedroom 2

2.75m x 3.85m (9' 0" x 12' 8") Overlooking the side via PVCu double glazed window and finished with a coved ceiling, emulsioned and papered walls, skirting and fitted carpet. Fitted storage cupboard with shelves below and built in fitted cabin bed with storage below.

Note

Lease term: 125 years from 27 October 1988

Peppercorn rent

Service Charge: £42 pcm.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	78
A		
(81-91)		
B		
(69-80)		
C	70	78
(55-68)		
D		
(39-54)		
E		
(21-38)	70	78
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales <div> EU Directive 2002/91/EC </div>		