



REDUCED

271 Longacres, Bridgend, Mid Glamorgan CF31 2DH

£75,000 - Leasehold

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PROPERTY SUMMARY

First floor studio apartment comprising entrance hall, utility area, shower room, open plan studio with bedroom / seating area and kitchen. Dedicated car parking space. Ideal first time or investment purchase.

POINTS OF INTEREST

- First floor studio apartment
- Utility area and shower room
- Ideal first time or investment purchase
- EPC -B / Council tax - B



ROOM DESCRIPTIONS

Entrance

Via communal staircase. Door leading out to the balcony entrance with lighting.

Entrance Hall

Emulsioned ceiling and walls, fitted carpet, doors leading to the utility area and cupboard housing the boiler. Opening into the open plan studio.

Utility

0.8m x 0.8m (2' 7" x 2' 7") Centre light, emulsioned ceiling and walls, fitted carpet, plumbing and electric for washing machine and extractor fan.

Shower Room

1.5m x 2.3m (4' 11" x 7' 7") Emulsioned ceiling and walls, wood effect vinyl flooring, extractor fan, shaver point, wall mounted electric heater and frosted PVCu double glazed window to the front of the property. Three piece suite comprising shower cubicle with electric wall mounted shower, pedestal wash hand basin with stainless steel hot and cold taps and low level w.c.

Bedroom / Sitting Area

4.5m x 3.1m (14' 9" x 10' 2") Emulsioned ceiling and walls, PVCu double glazed French doors leading to the Juliet balcony and PVCu double glazed window to the rear of the property. Wall mounted heater and opening leading into the kitchen area.

Kitchen

1.4m x 2.9m (4' 7" x 9' 6") The kitchen area is finished with emulsioned ceiling and walls and vinyl flooring in wood effect. A range of base units with complementary work surfaces housing a round stainless steel sink with mixer tap, electric oven with four ring burner and stainless steel splash back and extractor with shelving either side.

NOTE

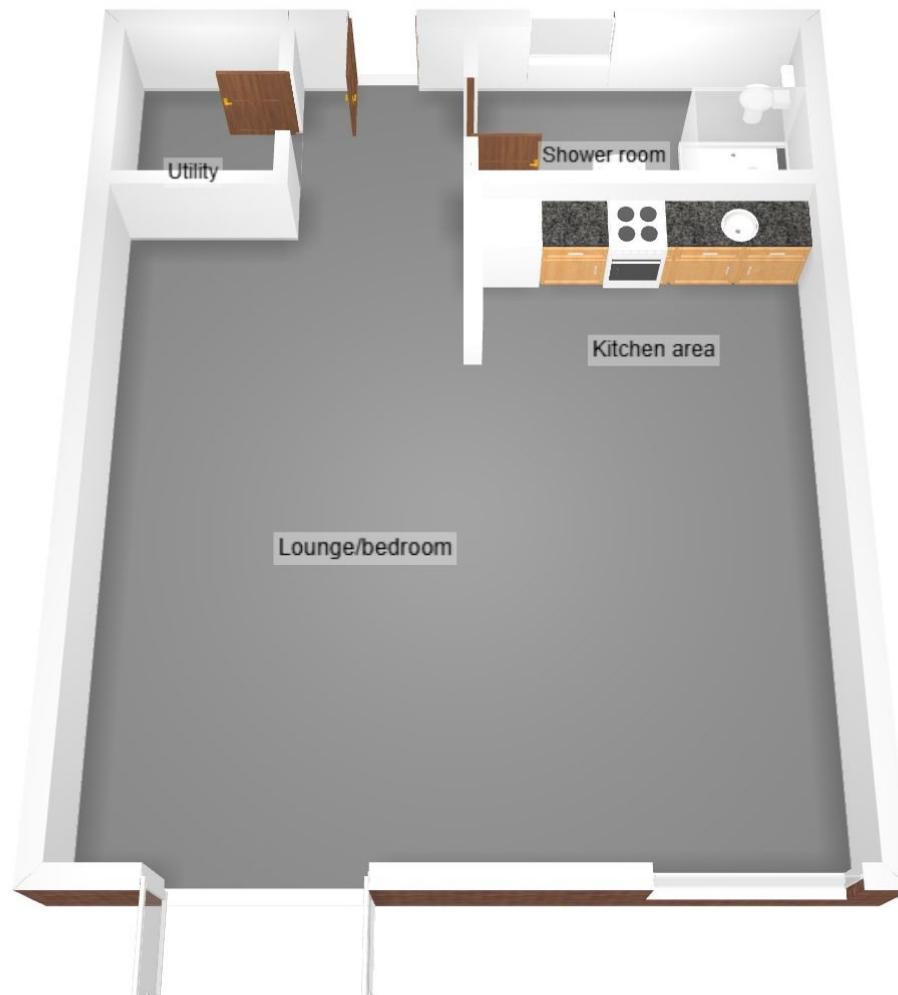
Leasehold

Lease Term: 125 years from 1st January 2007

Ground rent: £75 every 6 months.

Service charge: £740.58 every 6 months.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	86
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		