

FOR
SALE



25a Ffordd-Y-Goedwig, Pyle, Bridgend, Mid Glamorgan CF33 6HY

£92,500 - Freehold

Payton
Jewell
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY - Introducing this TWO bedroom first floor flat with a good size rear garden. The property is located close to Cynffig Primary school and is within walking distance of the retail centre of Kenfig Hill. NO ONWARD CHAIN. FREEHOLD OF BLOCK OF FOUR FLATS INCLUDED.

POINTS OF INTEREST

- FREEHOLD OF FOUR LEASEHOLD FLATS INCLUDED
- TWO bedroom first floor flat
- TWO double bedrooms
- Rear garden
- IDEAL INVESTMENT PURCHASE
- LEASEHOLD - 125 year lease from 1987
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Entrance

Entrance via frosted glazed PVCu front door into the entrance hallway. PVCu double glazed frosted panel to the side. Electric and gas meter boxes. Stairs to the first floor with wooden balustrade.

Landing

Access to loft storage. Doors off; Wall mounted fuse box.

Bedroom 1

3.25m x 4.25m (10' 8" x 13' 11") Overlooking front via PVCu double glazed window. Two double fitted wardrobes with high-level storage and a vinyl floor.

Bedroom 2

3.35m x 3m (11' 0" x 9' 10") Overlooking the rear via PVCu double glazed window. Fitted storage cupboard and a vinyl floor.

Bathroom

PVCu frosted glazed window to the rear. Central light fitting. Three piece suite with WC, wash hand basin and bath with over bath electric shower.

Lounge

4.8m x 3.8m (15' 9" x 12' 6") Overlooking the front via PVCu double glazed window finished with central ceiling rose, high-level feature picture rail, skirting, vinyl floor.

Kitchen / diner

3.75m x 3.6m (12' 4" x 11' 10") Overlooking the rear via PVCu double glazed window. Central light fitting. Vinyl floor. A range of low-level and wall mounted kitchen units in a beech effect with brushed chrome handles and a complementary roll top work surface. Inset sink with drainer. Space for cooker. Plumbing for washing machine. Space for fridge freezer. Wall mounted Worcester gas fired combination boiler.

Rear Garden

Accessed via side walkway past external storage shed. Laid to lawn.

NOTE

The freehold of the entire block of four flats is included with the sale.

The leaseholders have a financial obligation as part of the lease agreement to pay an annual service charge for services provided and a proportion of the costs towards the maintenance of the building structure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			