

FOR
SALE



PROPERTY SUMMARY

Introducing this self contained top floor two bedroom apartment located on the sought after modern development to the East of Bridgend and close to all of the facilities that Brackla has to offer and within close links to the M4 corridor and A48.

POINTS OF INTEREST

- LEASEHOLD - 125 year lease from January 2007
- TWO double bedroom apartment
- Kitchen / diner
- Beautifully presented throughout
- Council Tax - C / EPC - B



ROOM DESCRIPTIONS

Communal Entrance

Intercom system on entrance, the flat is accessed via a communal staircase.

Entrance

Via a fire door into the entrance hall.

Entrance Hall

5.80m x 1.00m (19' 0" x 3' 3")

Emulsioned and coved ceiling, emulsioned walls, radiator, attic hatch and vinyl flooring in wood effect. Doors leading to the lounge, storage cupboard, shower room, two bedrooms and kitchen/diner. Wall mounted intercom system.

Lounge

4.10m x 3.20m (13' 5" x 10' 6")

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window overlooking the side of the property with fitted blinds and radiator.

Shower room

2.70m x 1.80m (8' 10" x 5' 11")

Emulsioned ceiling, part emulsioned / part tiled walls, extractor, radiator, vinyl tile effect flooring and frosted PVCu window to the rear of the property. Three piece suite comprising shower cubicle with aqua panelled walls, rainwater shower head with chrome hand attachment, wash hand basin with stainless steel taps and low level w.c.

Bedroom 1

3.20m x 3.10m (10' 6" x 10' 2")

Measurements are to the wardrobes.

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window to the rear of the property with fitted blinds, radiator and fitted wardrobes.

Bedroom 2

2.90m x 2.70m (9' 6" x 8' 10")

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu window to the front of the property with fitted blinds.

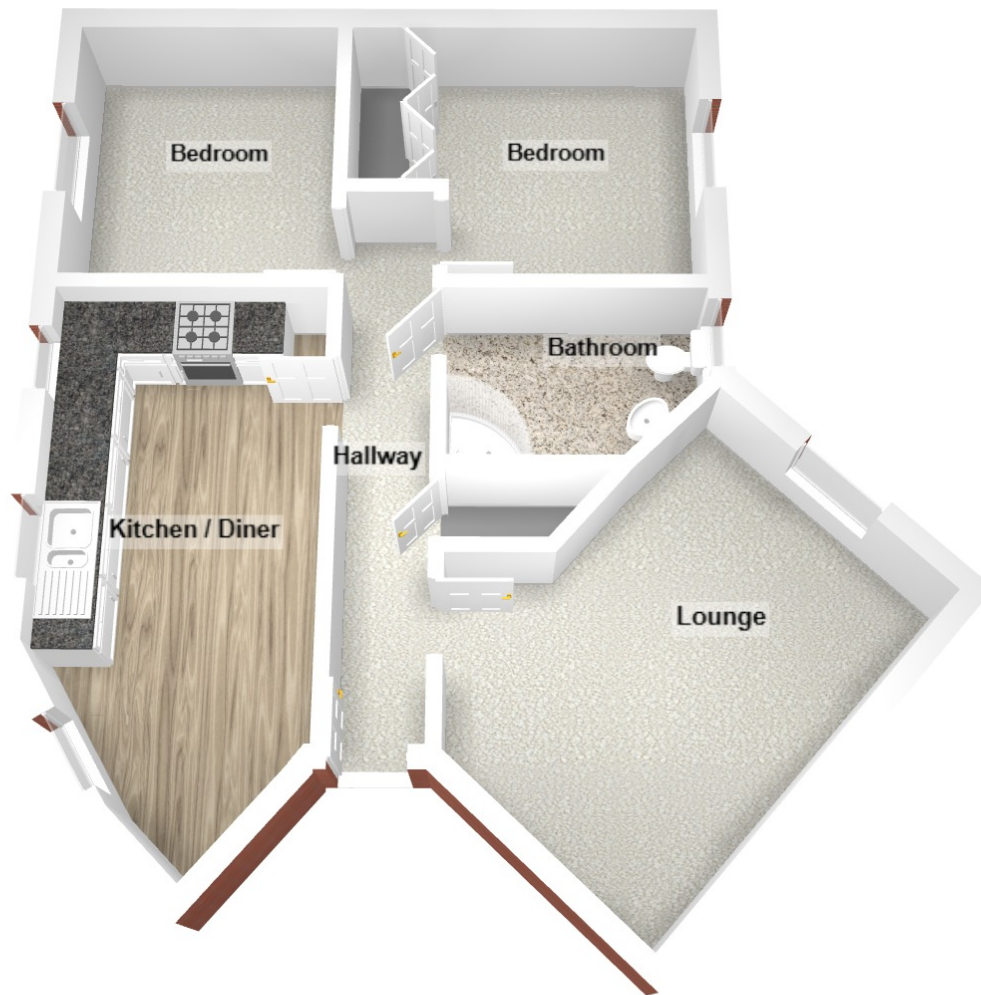
Kitchen/Diner

Emulsioned ceiling, part emulsioned / part tiled walls, two ceiling lights, radiator, vinyl flooring in wood effect and two PVCu windows to the front of the property with fitted blinds to the kitchen area and a further PVCu window to the dining area. A range of wall and base units with complementary work surfaces housing a one and half stainless steel sink drainer with mixer tap. Integrated oven with four ring gas hob and extractor. Space for washing machine and freestanding fridge/freezer. Combination boiler.

Outside

Allocated parking.





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	