

SOLD
STC



29 Eustace Drive, Bryncethin, Bridgend, Mid Glamorgan CF32 9PJ

£125,000 - Leasehold

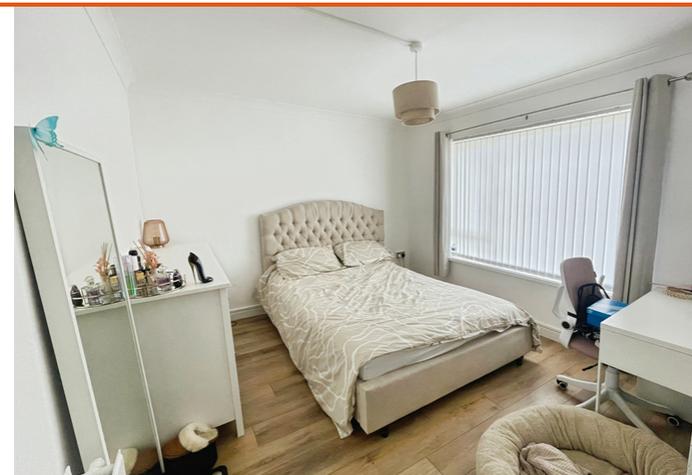
8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Two bedroom ground floor flat comprising lounge, kitchen, WET ROOM, two bedrooms, OFF ROAD PARKING and enclosed rear garden. Viewing highly recommended to fully appreciate. Ideal first time or investment purchase. NO ONGOING CHAIN. LEASEHOLD.

POINTS OF INTEREST

- Two bedroom ground floor flat
- Wet room
- Lounge, Kitchen
- Enclosed rear garden/ EPC - , Council tax band - A
- Off road parking / NO ONGOING CHAIN
- Leasehold



ROOM DESCRIPTIONS

Entrance

Via composite glazed front door with frosted side panel.

Entrance Hall

1.8m x 5.4m (5' 11" x 17' 9") 0m x 0m (0' 0" x 0' 0") L shaped. Emulsioned ceiling and walls, radiator and laminate flooring. Doors leading to bedroom 1, bedroom 2, storage cupboard, lounge, kitchen and bathroom.

Bedroom 1

3.2m x 3.9m (10' 6" x 12' 10") Emulsioned ceiling and walls, coving, built in storage, PVCu double glazed window with vertical slat blinds to the front elevation, radiator and laminate flooring.

Bedroom 2

3.1m x 3.3m (10' 2" x 10' 10") Emulsioned and coved ceiling, emulsioned walls, built in storage housing Baxi combination boiler, radiator, PVCu window overlooking the rear of the property with vertical slat blinds and laminate flooring.

Lounge

3.8m x 4.1m (12' 6" x 13' 5") Measurements into the alcove. Papered ceiling and emulsioned ceiling, coving, emulsioned walls, PVCu window with vertical slat blinds overlooking the front elevation, fireplace with wooden surround with marble hearth and gas coal effect fire, radiator and laminate flooring.

Wet Room

1.7m x 2.0m (5' 7" x 6' 7") Emulsioned ceiling, PVC frosted glazed window overlooking the rear elevation, extractor, tiled walls, radiator and non slip flooring. Low level WC, pedestal wash hand basin and bi-folding low level shower screen, shower curtain, hand rail and electric shower with hand attachment.

Kitchen

3.0m x 3.6m (9' 10" x 11' 10") 0m x 0m (0' 0" x 0' 0") Emulsioned and coved ceiling, emulsioned walls, PVCu window with slat blinds overlooking the rear elevation, PVCu frosted glazed door leading to the rear and laminate flooring. A range of wall and base units with complementary work surface. Built in oven with four ring hob and overhead extractor hood. Space for washing machine and space for freestanding fridge/freezer. Anthracite Lamona sink and drainer with mixer chefs tap.

Outside

Enclosed rear garden with patio area ideal for garden furniture and the remainder laid to artificial lawn. Brick built storage.

Off road parking to the front with gravel either side. External porch to the front.

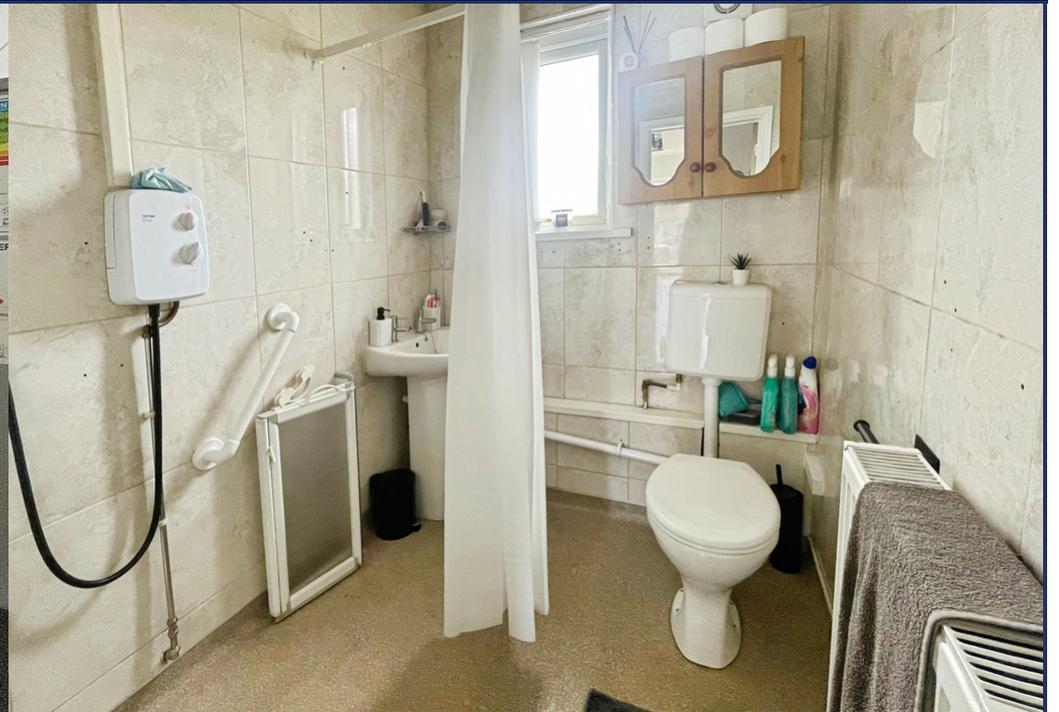
Note

Leasehold

Lease Term: 125 years from 1st September 1983

Peppercorn ground rent

Service charge: £282 per annum



Awaiting Floorplan

