

FOR
SALE



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

£120,000 - Freehold



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

PROPERTY SUMMARY

OWNER OCCUPIER & INVESTMENT OPPORTUNITY - Vacant ground floor two double bedroom flat with off road parking and a good size rear garden PLUS the freehold of the entire block of FOUR flats. NO ONWARD CHAIN.

POINTS OF INTEREST

- Ground floor flat plus freehold of block
- Driveway parking
- Good size enclosed rear garden
- No onward chain
- Gas combination boiler



ROOM DESCRIPTIONS

Entrance hall

Into the entrance hallway via frosted glazed PVCu front door with side frosted glazed panel and finished with papered walls and laminate floor. Wall mounted fuse box and electric meter and an under stair storage.

Lounge

4.15m x 3.85m (13' 7" x 12' 8") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with papered walls with a high-level feature picture rail, laminate floor.

Bedroom 1

4m x 3.25m (13' 1" x 10' 8") PVCu double glazed window overlooking the front with a fitted vertical blind and finished with paper walls, laminate floor, fitted storage with shelving.

Bedroom 2

3m x 3.35m (9' 10" x 11' 0") PVCu double glazed window overlooking the rear. Wall to wall fitted wardrobes with sliding doors and laminate floor.

Wetroom

PVCu frosted glazed window to the rear with fitted roller blind. Central light fitting. Full height ceramic tiles to the wall and a vinyl floor. Wall mounted extractor fan. Low-level WC, wall mounted wash hand basin, walk-in shower with a wall mounted electric shower and a grab rail. Radiator.

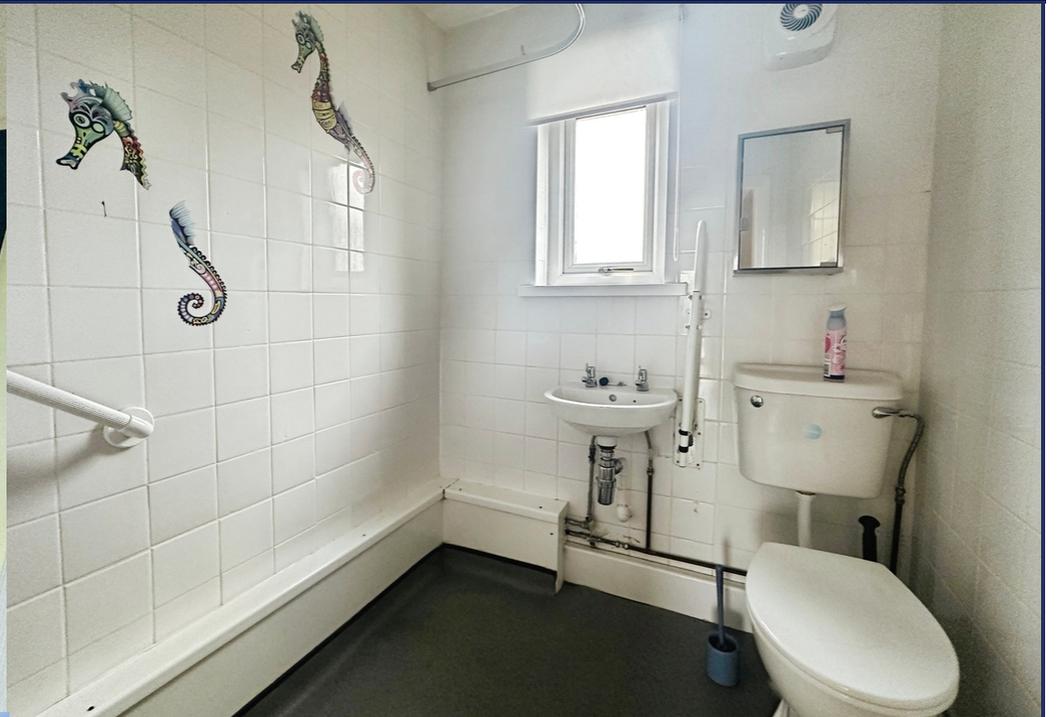
Kitchen / Diner

3.85m x 3.3m (12' 8" x 10' 10") PVCu double glazed window overlooking the rear. Wall mounted extractor. Central fluorescent strip light. Papered walls. Vinyl floor. Range of low level and mounted kitchen units with brushed chrome handles and roll top worksurface. Inset sink with drainer. Plumbing for automatic washing machine. Space for under counter fridge. Integrated electric hob. Space for waist height cooker and a wall mounted Worcester gas fired combination boiler. Fitted breakfast bar. Frosted glazed PVCu door leading out to the rear garden.

Outside

Brick built storage. Laid to decorative stone and two layers of patio with a timber storage shed and a further brick built storage shed.

Driveway parking with gated access and mobility ramp to front door.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	