



Park View, Bryntirion, Bridgend . CF31 4EL

£109,950



## Park View, Bryntirion, Bridgend . CF31 4EL

Introducing this two bedroom first floor flat comprising entrance hall, lounge, kitchen, bathroom and two double bedrooms, externally there is a private garden to the rear. Ideal first time or investment purchase. LEASEHOLD.

£109,950 - Leasehold

- Two bedroom first floor flat
- Spacious lounge
- Two double bedrooms
- Good sized kitchen, Gas combination boiler
- Private garden to the rear, EPC - D/ Council tax - A
- Ideal first time purchase or investment



## DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this two bedroom first floor flat situated within the convenient location of Bryntirion. The property is situated within close proximity of Bridgend town centre as well as local primary and secondary schools and transport links. The property benefits from a spacious lounge and two double bedrooms as well as a garden to the rear. Ideal first time or investment purchase.

## ENTRANCE

Via PVCu door with frosted glass panels through to the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the side of the property. Storage cupboard housing the meters, vinyl flooring and staircase with fitted carpet and hand rail leading to the first floor flat.

## LANDING

Artexed ceiling with ceiling light, smoke detector and access to the loft. Artexed walls, radiator and fitted carpet.

## LOUNGE (15' 8" max x 12' 2") or (4.77m max x 3.72m)

Artexed and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property. Central feature chimney breast with alcoves either side with wooden feature mantle, brick effect surround and marble hearth.

## KITCHEN (11' 9" x 11' 1") or (3.57m x 3.38m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the rear of the property. The kitchen comprises a range of base units with coordinating work surfaces housing an inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine, tumble dryer, fridge/freezer and space for an electric hob and oven. Fitted storage cupboard, tiled flooring and wall mounted Worcester boiler.

## BATHROOM (6' 4" x 5' 8") or (1.94m x 1.73m)

Skimmed, emulsioned and coved ceiling with ceiling light and extractor fan, part emulsioned /part tiled walls and PVCu frosted double glazed window to the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with overhead shower. Vinyl flooring in tile effect and radiator.

## BEDROOM 1 (13' 11" x 10' 9") or (4.25m x 3.27m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property and fitted carpet.

## BEDROOM 2 (11' 1" x 10' 0") or (3.38m x 3.04m)

Artexed and coved ceiling with ceiling light, artexed walls, radiator, fitted carpet, PVCu double glazed window overlooking the rear of the property and fitted storage cupboard.

## OUTSIDE

Storage shed and access to the garden laid to lawn with small area of patio. Gated access leading to the rear.



## NOTE


We have been advised by the vendor that the property is leasehold, however title deeds have not been inspected. Lease terms quoted have been provided by the vendor: Length of lease: 125 years from August 1983.

Ground rent: TBC

Service charge: TBC



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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