



Restway Gardens, Bridgend, Bridgend
County. CF31 4HY

£109,950



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Good size one bedroom ground floor flat set within lovely grounds and within easy walking distance of Bridgend town centre. The development is exclusively for those over 55 years old. The property comprises entrance hall, bedroom, bathroom, open plan lounge/diner and kitchen. Viewing recommended.

LEASEHOLD.

£109,950 - Leasehold

- One bedroom ground floor flat
- Over 55's only retirement complex
- Open plan lounge/diner
- Rear garden with patio
- Quiet location / Leasehold
- EPC -D / Council tax -B



DESCRIPTION

Introducing this one bedroom ground floor flat situated in a residential retirement complex for the over 55's. The property benefits from an open plan lounge/diner, kitchen and shared garden to the rear and is within easy walking distance of Bridgend town centre. Viewing recommended.

ENTRANCE

Via wooden door into the entrance hall.

ENTRANCE HALL (9' 3" x 5' 9") or (2.81m x 1.75m)

Artexed and coved ceiling with centre pendant light, smoke alarm, emulsioned walls, skirting, electric consumer box, fitted carpet, electric radiator and PVCu double glazed window overlooking the side of the property. Doors leading to the bedroom, bathroom, lounge/diner and storage cupboard housing the hot water tank and shelving.

BEDROOM (14' 5" x 11' 6") or (4.39m x 3.50m)

Textured and coved ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the side of the property and electric radiator. Built in bi-folding door leading to a storage area with shelving and hanging rails. Alcove ideal for further storage and space for freestanding furniture.

BATHROOM (6' 6" x 4' 11") or (1.98m x 1.49m)

Textured ceiling with centre spot lights, floor to ceiling tiled walls in high gloss marble effect, extractor fan, tiled flooring and wall mounted chrome towel radiator. Three piece suite comprising vanity sink unit with chrome mixer tap, w.c. and bath with overhead electric shower, chrome bath taps and folding glass screen. Wall mounted mirrored cabinet.

LOUNGE/DINER (17' 11" x 9' 10") or (5.47m x 3.00m)

Textured and coved ceiling, emulsioned walls, three sets of wall mounted lights, skirting and fitted carpet. Wall mounted electric heater and PVCu double glazed French doors leading out to the rear garden.

KITCHEN (9' 2" max x 8' 7" max) or (2.80m max x 2.61m max)

Textured and coved ceiling with centre spot lights and smoke alarm, emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. Electric heater and PVCu double glazed window overlooking the side of the property. A range of base and wall units in shaker style cream with inset one and half sink with chrome mixer tap. Space for fridge/freezer, integrated washing machine, space for freestanding electric cooker and overhead extractor fan.

OUTSIDE

Accessed via double doors from the lounge/diner. Shared garden with the flat above, patio area, remainder of the garden is laid to lawn which leads around to the side and the front of the property. There is a patio area to the front.



NOTE

LEASEHOLD


LEASE TERM: 999 YEARS FROM 24TH JUNE 1989

NO GROUND RENT

SERVICE CHARGE: £177.91



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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