

Payton  
Jewell  
Caines



Heol-y-bont, Tondu, Bridgend County. CF32  
9EY

£80,000

**PJC** PAYTON  
JEWELL  
CAINES

# Heol-y-bont, Tondu, Bridgend County. CF32 9EY

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY -  
Two bedroom ground floor flat comprising entrance hall, lounge, kitchen, bathroom with separate w.c. front and rear gardens. PLUS the freehold title of the block of four flats. Remaining three flats occupied on a leasehold basis.

£80,000

- Ground floor flat plus freehold of block of 4
- Two bedrooms, kitchen / diner, Wc and sep bathroom
- Requires refurbishment
- Enclosed front and rear gardens with storage
- Available freehold with block of 4 flats, EPC - C/  
Council tax band A
- Full lease details available by request



## DESCRIPTION

Introducing this two bedroom ground floor flat comprising entrance hall, lounge, kitchen, bathroom with separate w.c. front and rear gardens.

The property is within a block of 4 flats, with 3 flats occupied on a leasehold basis. The FREEHOLD of the entire block is included within this sale. INVESTMENT OPPORTUNITY.

### Key Features

FREEHOLD

Block of 4 flats

One vacant and 3 on occupational leases

Full lease details available on request

## ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling, papered and emulsioned walls, wall mounted fuse box and electrics. Fitted storage cupboard and doorway through to the lounge.

## LOUNGE (11' 10" x 13' 5") or (3.60m x 4.10m)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned ceiling, papered and emulsioned walls and radiator.

## KITCHEN/BREAKFAST ROOM (11' 10" x 10' 8") or (3.60m x 3.25m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling with central light fitting, emulsioned and papered walls and vinyl flooring. Low level and wall mounted kitchen units in beech with roll top work surface, inset sink with drainer, plumbing for washing machine, space for fridge/freezer, space for electric cooker and space for breakfast table and chairs.

## REAR LOBBY

Part frosted glazed PVCu door leading out to the rear garden.

## W.C.

PVCu frosted glazed window to the rear, low level w.c. and vinyl flooring.

## BATHROOM

PVCu double glazed window to the rear, wall mounted extractor and vinyl flooring. Two piece suite comprising bath with over bath electric shower and wash hand basin.

## BEDROOM 1 (12' 6" x 10' 8") or (3.80m x 3.25m)

Overlooking the front via PVCu double glazed window and finished with emulsioned ceiling, papered and emulsioned walls, radiator and small fitted storage cupboard.



## **BEDROOM 2 (9' 2" x 10' 2") or (2.80m x 3.10m)**

Overlooking the rear via PVCu double glazed window and finished with papered and emulsioned walls, radiator, two fitted storage cupboards, one housing the wall mounted gas fired Worcester combination boiler.

## **OUTSIDE**


Enclosed rear garden laid to patio and lawn with gated access to the side of the property, two external storage sheds.

Enclosed front gardens both laid to lawn (in need of attention) central pathway leading to the front door.

## **LEASE DETAILS**

27, 28 and 30 Heol Y Bont - All held on 125 year leases from November 1987 at a peppercorn ground rent.

# 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>	75	77
(55-68) <b>D</b>		
(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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