

Payton  
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Caines



Heol-y-ffin, Bridgend, Bridgend County.  
CF31 4DN

£149,950

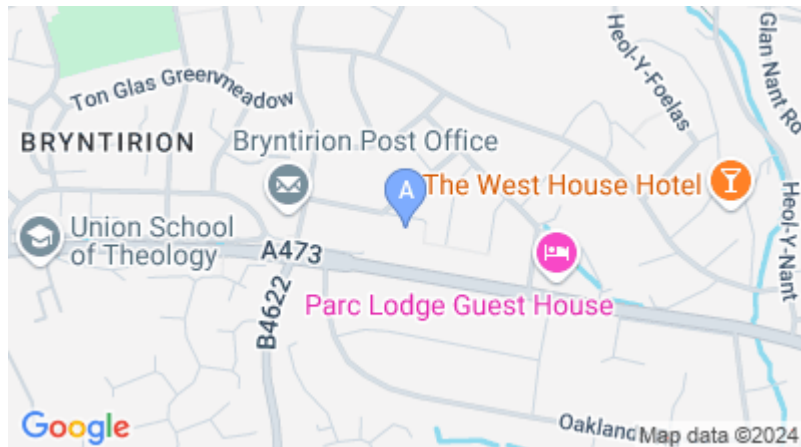


# Heol-y-ffin, Bridgend, Bridgend County. CF31 4DN

A two double bedroom first floor flat comprising entrance, two double bedrooms, L shaped lounge/ diner, shower room and kitchen/breakfast room. Enclosed rear garden. WALKING DISTANCE OF BRIDGEND TOWN CENTRE. LEASEHOLD.

**£149,950 - Leasehold**

- Two bedroom first floor flat
- Kitchen/breakfast room
- Open plan lounge/diner
- Gas fired central heating
- Enclosed rear garden
- EPC - D / Council tax - B



## DESCRIPTION

Introducing this first floor flat enjoying a position at the end of the cul-de-sac and within walking distance of Bridgend town centre and Broadlands.

The property benefits from two double bedrooms, an L shaped lounge/diner and a pretty South facing enclosed rear garden.

The property is located in the area of Bryntirion which is approximately one mile West of the centre of Bridgend and has a Post Office with local convenience store, Llangewydd Court Primary School and Bryntirion Comprehensive Schools are all within walking distance. Within a ten minute walk is also the popular area of Broadlands where there is a Tesco Express, Maes Y Haul Primary School, a family pub and many other food outlets.

## ENTRANCE

Side access to the flat via external steps. PVCu part glazed door leading into the entrance hall with stairs leading to the first floor landing.

## FIRST FLOOR LANDING

Artexed ceiling with attic access, papered and emulsioned walls, balustrade. Fitted storage cupboard. Doors leading into two bedrooms, lounge, kitchen and shower room.

## LOUNGE/DINER (14' 5" max x 17' 9" max) or (4.40m max x 5.40m max)

Artexed and coved ceiling, emulsioned walls, two PVCu windows to the front of the property, radiator, fitted carpet. Fire surround and hearth with electric insert.

## KITCHEN (9' 2" x 9' 6") or (2.80m x 2.90m)

Artexed ceiling, part emulsioned / part wood effect panelled walls, PVCu windows to the side and the rear of the property and vinyl flooring. Recently fitted kitchen comprising a range of wall and base units with complementary work surfaces housing a stainless steel sink and drainer with stainless steel mixer tap. Boiler housed within a kitchen cupboard. Space for fridge/freezer, washing machine and cooker with stainless steel extractor hood and glass splash back.

## SHOWER ROOM

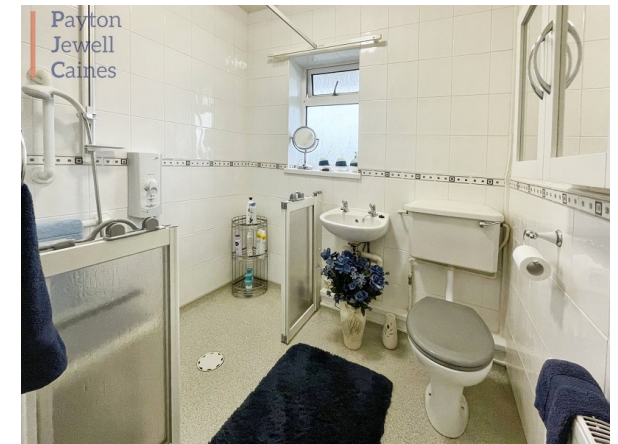
Artexed ceiling, extractor fan, PVCu frosted window to the rear of the property, emulsioned walls with tiling to the splash back areas and radiator. Three piece suite comprising low level w.c. and wall mounted wash hand basin with stainless steel taps and electric shower.

## BEDROOM 1 (13' 1" x 11' 2") or (4.0m x 3.40m)

Artexed ceiling, emulsioned walls, PVCu window to the rear of the property, radiator and fitted carpet. Fitted wardrobes to one wall.

## BEDROOM 2 (13' 1" x 9' 6") or (4.0m x 2.90m)

Artexed and coved ceiling, papered and emulsioned walls, PVCu window to the front of the property, radiator and fitted carpet. Storage cupboard.



## OUTSIDE

Enclosed rear garden laid to gravel, storage and central pathway, mature trees and shrubs.

## NOTE

### LEASEHOLD

Lease Term: 125 yrs from 11th August 1988


Service charge: £32 per month

Ground rent: peppercorn



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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
(55-68) <b>D</b>	61	
(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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