

Payton
Jewell
Caines



Woodridge, Cefn Glas, Bridgend County.
CF31 4PE

£185,000

PJC PAYTON
JEWELL
CAINES

Woodridge, Cefn Glas, Bridgend County. CF31 4PE

Well presented ground floor flat offers an excellent first time buy or investment opportunity, located in the highly regarded development of Woodridge, the property benefits from two double bedrooms with en suite to master bedroom, family bathroom and open plan lounge / kitchen / diner. LEASEHOLD.

£185,000 - Leasehold

- Two bedroom ground floor apartment
- Lounge/kitchen/diner
- Ensuite to bedroom one
- Family bathroom
- Ideal first time buy / LEASEHOLD
- EPC- C, Council tax band - D



DESCRIPTION

Introducing this ground floor apartment comprising entrance hall, two bedrooms with ensuite to master, family bathroom, kitchen/lounge/diner. The property is within walking distance of Bridgend Town Centre, train station and has excellent road link to the A48 and M4. Internal viewing highly recommended.

ENTRANCE

Via private electric security gate and telecom system. Entrance to the flat is via external stairwell with stainless steel glass balustrade leading to aluminium glazed door to the side of the property. The entrance hall is finished with emulsioned ceiling and walls, spot lights, intercom system, under floor heating controls and tiled flooring with under floor heating. Doors to two bedrooms and bathroom. Cupboard housing Vaillant combination boiler with storage plus two additional storage cupboards with lighting. Opening leading to open plan kitchen/lounge.

BEDROOM 1 (16' 1" max x 8' 10") or (4.90m max x 2.70m)

Emulsioned ceiling, spot lights, emulsioned walls, two windows overlooking the patio, under floor heating and fitted carpet. Door to ensuite.

EN SUITE (5' 3" x 4' 3") or (1.60m x 1.30m)

Emulsioned ceiling, spot lights, extractor fan, fully tiled walls and tiled flooring with under floor heating. Three piece suite comprising low level WC, wall mounted sink with stainless steel mixer tap and quadrant shower cubicle.

BEDROOM 2 (13' 5" max x 8' 10" max) or (4.10m max x 2.70m max)

Measurements to the wardrobe. Emulsioned ceiling, spot lights, emulsioned walls, aluminium double window overlooking the side of the property, double sliding door fitted wardrobe and fitted carpet with under floor heating.

BATHROOM (7' 10" x 6' 11") or (2.40m x 2.10m)

Emulsioned ceiling, tiled walls, shaver point and tiled floor with under floor heating. Three piece suite comprising WC, wall mounted sink, bath with stainless steel mixer tap, shower attachment and glass shower screen.

LOUNGE (15' 9" max x 13' 9" max) or (4.80m max x 4.20m max)

Measurements taken from the alcoves either side of the chimney breast. Emulsioned ceiling, spot lights, emulsioned walls, aluminium windows overlooking the rear of the property, door leading to patio terrace overlooking tree's and greenery, tiled flooring with under floor heating. Recessed space to chimney breast.

KITCHEN (7' 10" x 7' 7") or (2.40m x 2.30m)

Emulsioned ceiling, spot lights, emulsioned walls with tiling to splash back areas and tiled flooring. A range of wall and base units with complementary work surface and tiling to splash back areas. Neff four ring gas burner with stainless steel and glass extractor. Neff single oven. Integrated appliances include Neff slimline dishwasher and fridge/freezer.

OUTSIDE

Patio area to the rear of the property, over looking woodland, patio terrace undercover, patio divided with frosted glass privacy screen.



NOTE


Lease term: 999 years from and including 6 March 2008

Ground rent: £72 pcm

Service charge: TBC



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk