

Payton  
Jewell  
Caines



Longacres, Brackla, Bridgend . CF31 2DH

£135,000

**PJC** PAYTON  
JEWELL  
CAINES



## Longacres, Brackla, Bridgend . CF31 2DH

Ground floor two double bedroom apartment comprising entrance hallway, open plan kitchen/diner, modern fitted bathroom, lounge, two double bedrooms, two dedicated car parking spaces.

Leasehold. Ideal first time purchase or investment.

### £135,000 - Leasehold

- Two bedroom ground floor apartment
- Two double bedrooms
- Open plan kitchen/diner
- Two dedicated car parking spaces, EPC-C, Council tax band - C
- Secure entry system/Presented to a good condition
- Ideal first time or investment purchase





## DESCRIPTION

Introducing this well presented and maintained ground floor two double bedroom apartment located within a sought after development within easy and level walking distance of Bridgend town centre giving access to the main line train station and bus services. The property benefits from two good sized double bedrooms, two dedicated car parking spaces and is available with no onward chain. The property would be an ideal first time or investment purchase.

## ENTRANCE

Via communal front door into the communal hallway. Composite front door into entrance hallway with emulsioned ceiling and walls, skirting and a wood effect laminate floor. Large fitted cupboard with shelving. Door ways leading to all rooms and storage.

## KITCHEN/DINER (17' 1" x 9' 0") or (5.20m x 2.75m)

Benefiting from three PVCu double glazed windows overlooking the front and side with fitted Venetian blinds and finished with emulsioned ceiling, two matching sets of feature light fittings, emulsioned walls, skirting and a vinyl floor covering. A range of wall and base units in a beech effect with brushed chrome handles and a complementary roll top work surface with splash back plinth. Brand new integrated electric oven and four ring gas hob (installed April 2022) with overhead extractor hood and glass splash back. Inset one and a half basin sink with mixer tap and drainer. Space for high level fridge/freezer, plumbing for automatic washing machine and further space for an under counter appliance. Kitchen unit housing a new wall mounted Baxi 224 gas fired combination boiler fitted on 14th Feb 2020, with remainder of 3 year parts and labour warranty. Ample space for a dining table and chairs.

## LOUNGE (13' 5" x 10' 2") or (4.10m x 3.10m)

Overlooking the rear via a PVCu double glazed window and finished with emulsioned ceiling, two matching sets of light fittings, emulsioned walls, skirting and a fitted carpet.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted Venetian blind, emulsioned ceiling with central light fitting and extractor fan, emulsioned walls, skirting and a vinyl floor covering. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and a bath with over bath plumbed shower and ceramic tiles to all splash back areas.

## BEDROOM 1 (9' 10" x 12' 3") or (3.0m x 3.74m)

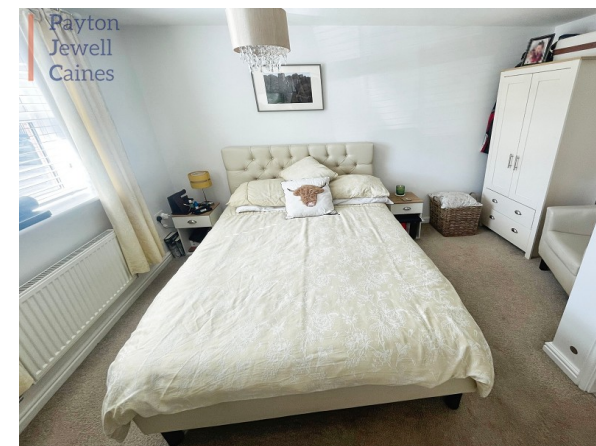
L shaped giving space for fitted wardrobes. Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling, central light fitting, emulsioned walls, wall mounted television brackets, skirting and fitted carpet.

## BEDROOM 2 (9' 2" x 9' 10") or (2.80m x 3.0m)

Overlooking the front via PVCu double glazed window with fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and a fitted carpet.

## DIRECTIONS

Travelling along Coychurch Road take a second exit off the roundabout continue along taking a right turning at the traffic lights into Longacres where the property can be found.



## NOTE

Leasehold


Lease term: 125 years from 1 January 2007

Ground rent: £77 quarterly

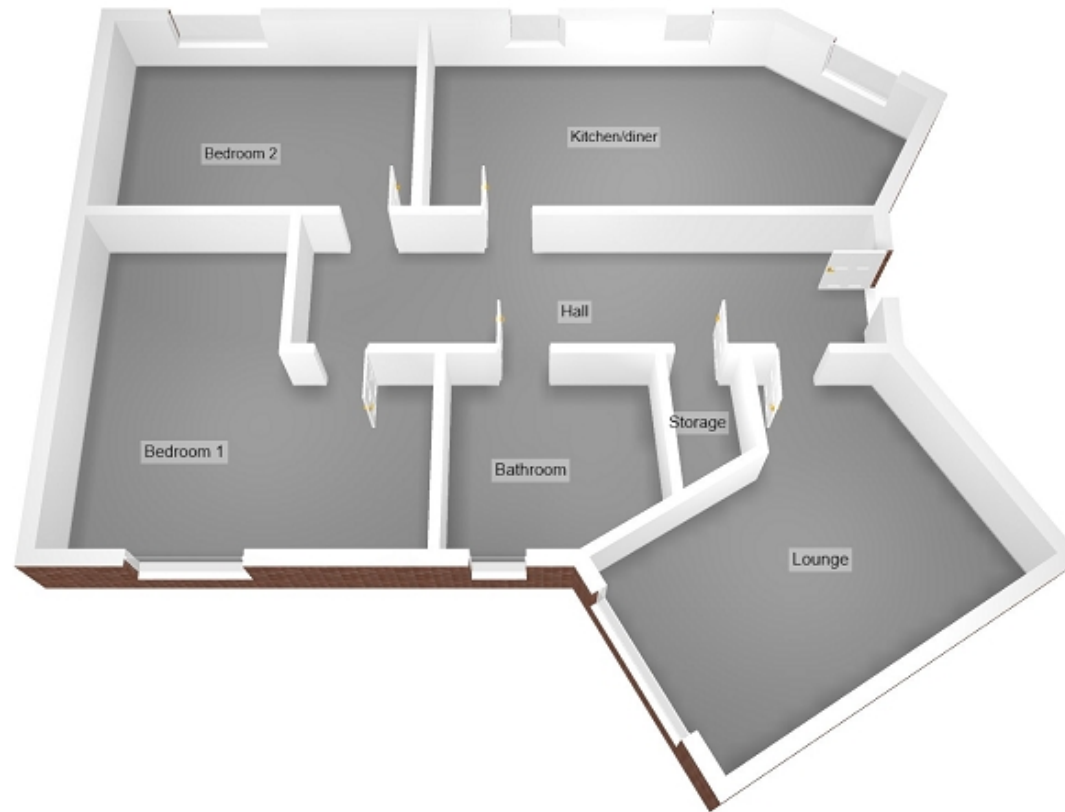
Service charge: £160 pcm



# 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>	79	79
(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		
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](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)