

Payton  
Jewell  
Caines



Longacres, Bridgend, Bridgend County.  
CF31 2DH

£85,000



## Longacres, Bridgend, Bridgend County. CF31 2DH

First floor studio apartment comprising entrance hall, utility area, shower room, open plan studio with bedroom / seating area and kitchen. Ideal first time or investment purchase.

**£85,000 - Leasehold**

- First floor studio apartment
- Utility area and shower room
- Ideal first time or investment purchase
- EPC -B / Council tax - B
- LEASEHOLD



## ENTRANCE

Via communal staircase. Door leading out to the balcony entrance with lighting.

## ENTRANCE HALL (10' 2" max x 7' 3" max) or (3.10m max x 2.20m max)

Emulsioned ceiling and walls, fitted carpet, doors leading to the utility area and cupboard housing the boiler. Opening into the open plan studio.

## UTILITY AREA (2' 7" x 2' 7") or (0.80m x 0.80m)

Centre light, emulsioned ceiling and walls, fitted carpet, plumbing and electric for washing machine and extractor fan.

## SHOWER ROOM (7' 7" x 4' 11") or (2.30m x 1.50m)

Emulsioned ceiling and walls, wood effect vinyl flooring, extractor fan, shaver point, wall mounted electric heater and frosted PVCu double glazed window to the front of the property. Three piece suite comprising shower cubicle with electric wall mounted shower, pedestal wash hand basin with stainless steel hot and cold taps and low level w.c.

## BEDROOM / SITTING AREA (14' 9" x 10' 2") or (4.50m x 3.10m)

Emulsioned ceiling and walls, PVCu double glazed French doors leading to the Juliet balcony and PVCu double glazed window to the rear of the property. Wall mounted heater and opening leading into the kitchen area.

## KITCHEN (4' 7" max x 9' 6" max) or (1.40m max x 2.90m max)

The kitchen area is finished with emulsioned ceiling and walls and vinyl flooring in wood effect. A range of base units with complementary work surfaces housing a round stainless steel sink with mixer tap, electric oven with four ring burner and stainless steel splash back and extractor with shelving either side.

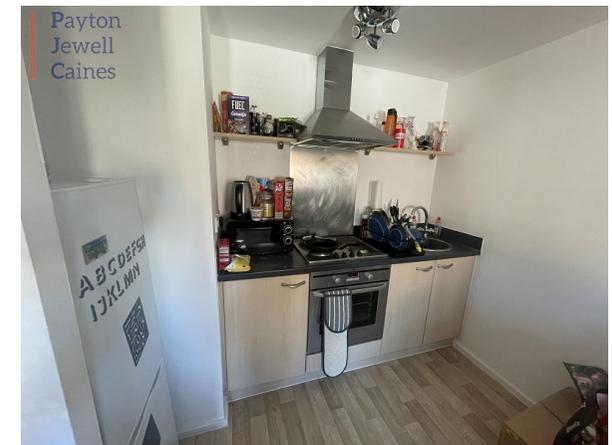
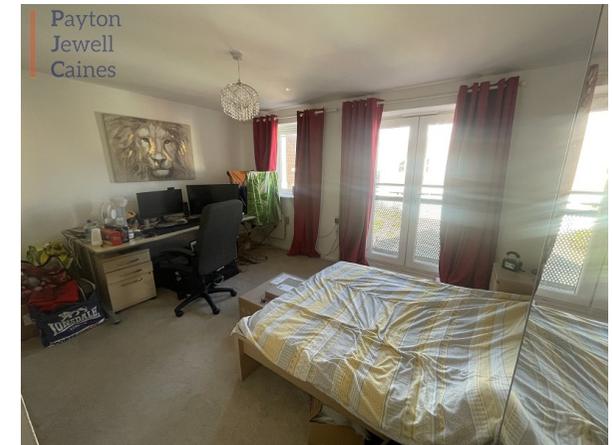
## NOTE

Leasehold

Lease Term: 125 years from 1st January 2007

Ground rent: £75 every 6 months.

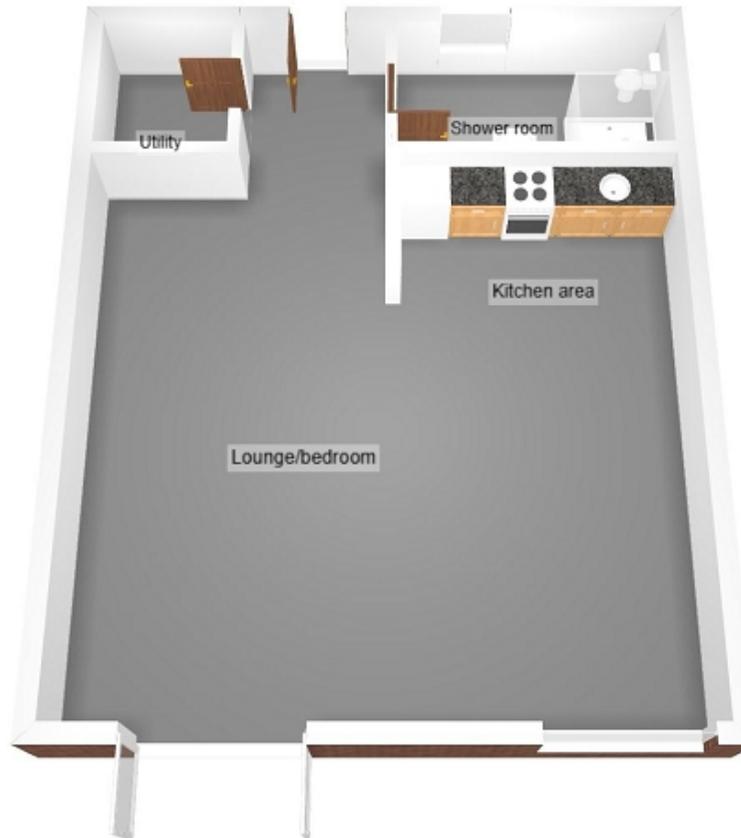
Service charge: £740.58 every 6 months.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(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)