



5 St John's Priory Merthyr Mawr Road North

Bridgend CF31 3NG

Price £165,000

HARRIS & BIRT



A first floor two bedroom apartment situated in an attractive spot within the heart of Bridgend, within walking distance to all Bridgend's facilities. The accommodation briefly comprises kitchen, living room, two double bedrooms and family bathroom. The outside of the property is laid predominantly brick paviour. There is allocated parking with one allocated parking space per apartment.

St Johns Priory is conveniently located on the south side of Bridgend with easy access to all of the town's excellent facilities. Easy access to the M4 and A48 bringing major centres all within easy commuting distance including the capital of Cardiff, Swansea Llantrisant etc. Good transport links include a mainline railway station on the London Paddington to Swansea line. Cardiff Wales airport is approximately half an hour drive away.

Accommodation

Communal Entrance Hall

Entered via UPVC front door into communal hall. Skimmed walls and ceiling. Carpeted flooring, staircase leading to first floor.

Hallway 10'6 x 8'10 (3.20m x 2.69m)

Entered via wooden door from communal entrance. Carpeted flooring. Combination of skimmed and papered walls. Skimmed and coved ceiling. Pendant ceiling lighting. Radiator.

Kitchen 11'6 x 11'1 (3.51m x 3.38m)

Range of wall and base units with laminate work surfaces. Tiled splashback. 1.5 stainless steel sink with mixer tap. Integrated electric oven with gas hob above. Space for undercounter washing machine, as well as fridge and freezer. Integrated breakfast bar with matching laminate work surface. Gas combination boiler housed on kitchen wall. UPVC window to side.

Living Room 17'4 x 12'10 (5.28m x 3.91m)

Entered via pair of wooden doors with inset glazing. UPVC windows to rear and side. Carpeted flooring, Combination of skimmed and papered walls. Skimmed and coved ceiling. Pendant ceiling lighting and wall lighting. Gas fire with decorative surround.

Bedroom One 13'1 x 9'0 (3.99m x 2.74m)

UPVC window to rear. Carpeted flooring. Skimmed walls. Skimmed and coved ceiling. Pendant ceiling lighting. Radiator.

Bedroom Two 8'5 x 9'5 (2.57m x 2.87m)

UPVC window to front. Carpeted flooring. Skimmed walls. Skimmed and coved ceiling. Pendant ceiling lighting. Radiator.

Bathroom 10'3 x 5'10 (3.12m x 1.78m)

Four piece suite in white comprised of low level WC, pedestal wash hand basin, panel bath and walk in shower unit. Vinyl flooring. Combination of tiled and skimmed walls. Skimmed and coved ceiling. Ceiling spotlighting. Extractor fan.

Outside

The outside of the property is laid predominantly brick paviour. There is allocated parking for each apartment. There is one allocated parking space per apartment.

Services & Tenure

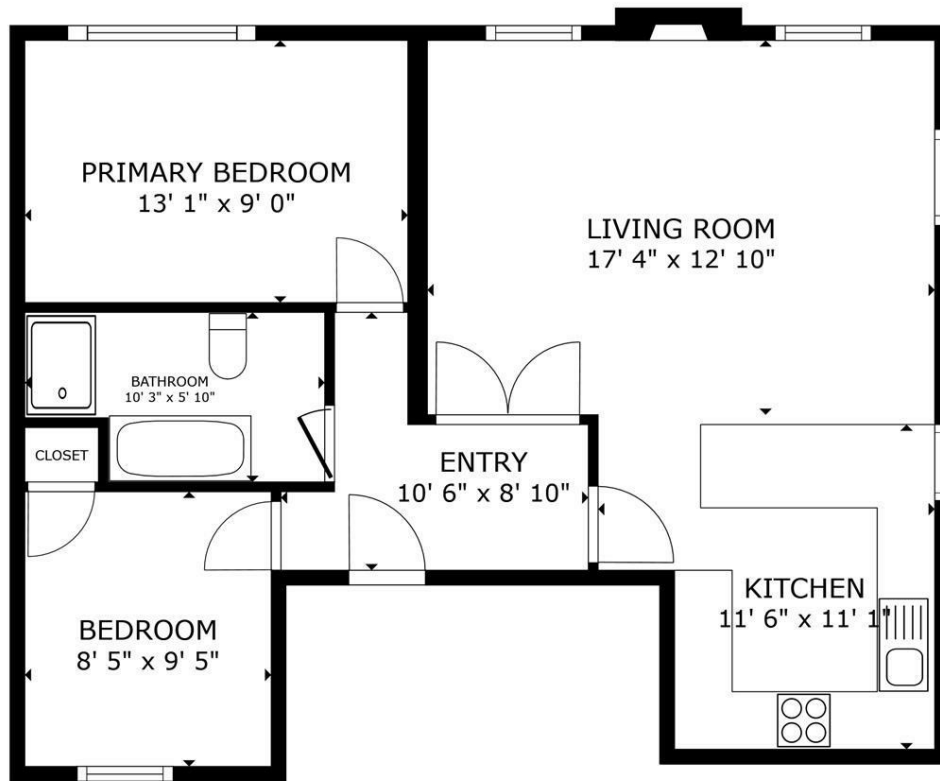
The property is serviced by mains gas, electricity and drainage. The property is sold with 971 years remaining on the lease. Service charge allocated at £80 per calendar month.

Directions

From our office at 65 High Street in Cowbridge, turn right and at the end of Westgate join the A48 in the direction of Bridgend. At the first major roundabout on the outskirts of Bridgend take the third exit and proceed past the police headquarters on your right hand side and under the railway bridge. At the second set of traffic lights turn right onto Nolan Street. Then take the second left onto Merthyr Road North. Follow the road to the end and turn left into St John Priory.

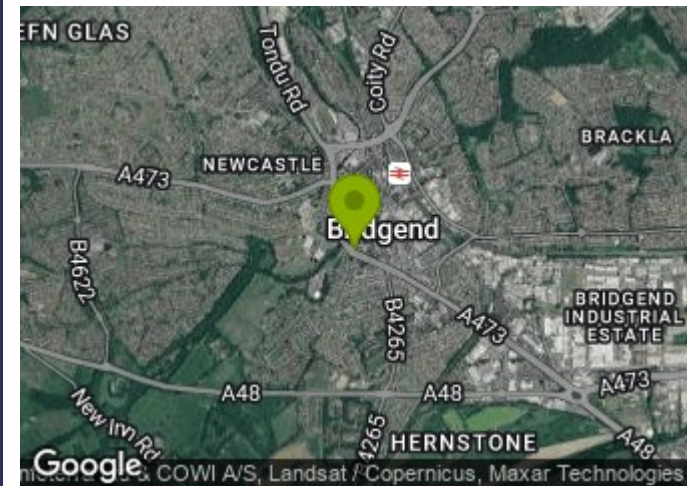






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 674 sq.ft.
TOTAL : 674 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

