



hrt

herbert r thomas

40 Wild Field
Bridgend, CF31 5FF

hrt.uk.com

40 Wild Field

Asking price **£125,000**

Selling with no on-going chain is this two double bedroom ground floor apartment situated in the popular Broadlands development with an open plan living/kitchen space with French doors and Juliette balcony, two bathrooms, two allocated parking spaces, communal garden to the rear and within close proximity to Newbridge Playing Fields and Bridgend Town Centre.

Two double bedroom ground floor apartment

Popular Broadlands residential development

Within walking distance to all local amenities

Two bathrooms

Allocated parking for two vehicles

Communal rear garden

No ongoing chain

Viewings highly recommended



Situated in the popular Broadlands development is this two double bedroom ground floor apartment with two bathrooms, two allocated parking spaces and within close proximity to local shops, schools and Newbridge Playing Fields. The building is entered via a communal entrance. The entrance allows access to the communal gardens at the rear and has secure mail boxes for each individual apartment. The apartment is entered via a solid wood door which opens into an L shaped hallway. There is a spacious storage cupboard which also houses the hot water tank. The hallway is carpeted, has a telephone intercom system to allow entry for visitors and has doors leading to the two double bedrooms, open plan lounge/kitchen and the family bathroom. The open plan living area is a spacious bright room with French doors and a Juliette balcony to the front aspect. There is also an additional window to the side. The main living area is laid to carpet and

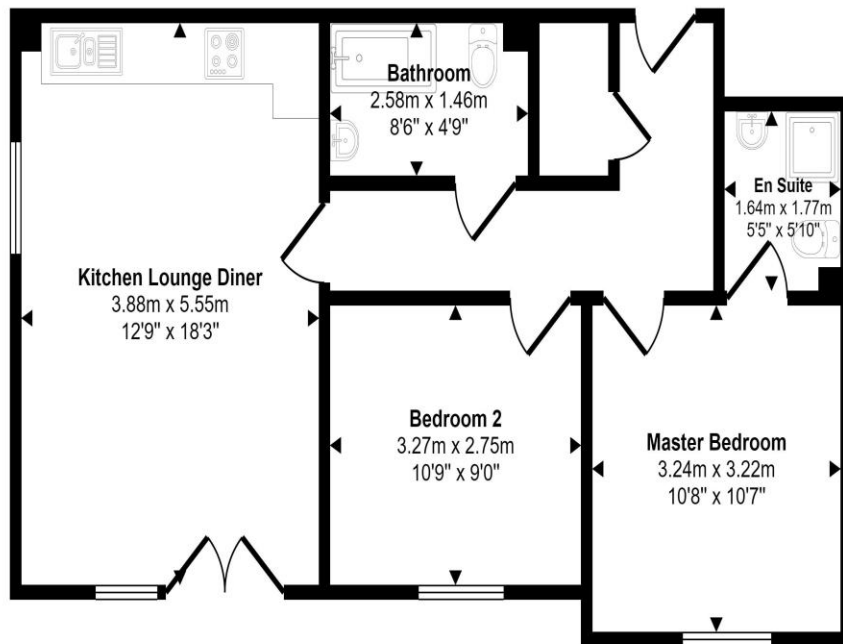
with a wall hung electric heater. The kitchen area is laid to vinyl flooring and has been fitted with a range of base, wall and drawer units with a wood effect worktop comprising one and a half bowl sink unit with mixer tap, Whirlpool electric oven and an electric hob, stainless steel splashback and extractor fan overhead. There is space for a fridge/freezer and a washing machine. The main bedroom is a double room laid to carpet and an electric wall heater and a window to the front aspect. The bedroom also benefits from a three piece en-suite comprising; shower cubicle, pedestal wash hand basin and WC. The walls are part tiled. Bedroom two is another double room laid to carpet, window to the front aspect and an electric wall heater. The family bathroom has been fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin and a WC. Laid to vinyl flooring and there is an electric chrome towel rail.

Outside, there are two allocated parking spaces located right next to the building. They are separate from the other spaces and clearly numbered. There is a communal garden to the rear.

The service company is First Port Management Company. The ground rent is £200 per annum, the maintenance charge which is reviewed yearly is approximately £120 per month, this includes all maintenance of communal areas.

Viewings are highly recommended and there is also a virtual tour available.

Approx Gross Internal Area
60 sq m / 642 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Bridgend Town Centre travel along Park Street onto Bryntirion Hill. At the traffic lights turn left into the Broadlands development. At the first roundabout take the third exit. At the next roundabout take the first left hand turning. Proceed along this road as it drops down the hill where Cae Gwyllt will be the third right hand turning. The block of flats will be found on the right hand side as indicated by our For Sale board.

Tenure

Leasehold

Services

Electric and water
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926



71824_240 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
40, The Ffwd Broadlands CF31 1FF	Energy rating C	Valid until: 21 December 2026
Certificate number: 8916-7122-4189-9942-4026		
Property type	Ground-floor flat	
Total floor area	60 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.