

2 Parc Court Flat  
Bottom of Oaklands road  
Bridgend  
CF31 4SL

£145,000



- Two Bedrooms
- Ground Floor Apartment
- Single Garage
- Allocated Parking
- Balcony Space
- Good Transport Links
- NO CHAIN
- Ideal for single/couple occupancy
- Call today to arrange a viewing on 01656 750764
- Close to Bridgend Town Centre

**Ref: PRA10547**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* IDEAL FOR SINGLE OCCUPANCY \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this well presented ground floor apartment situated at the bottom of Oaklands Road, Bridgend. Property comprises, private entrance to hallway, lounge, kitchen, two bedrooms and bathroom. Further benefits are balcony access from lounge and bedroom one, allocated parking and large single garage. Offered with NO ONWARD CHAIN. Ideal for single or couple occupancy. Property is close to Newbridge Fields and Bridgend Town Centre, Call our team to pre-book your appointment 01656 750764.

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## Accommodation

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### Entrance

Private entrance via UPVC double glazed door to hallway, comprising plain ceiling, plain walls, laminate flooring, storage cupboard, radiator, doors leading to all rooms.



### Lounge (17' 06" x 13' 06") or (5.33m x 4.11m)

UPVC double glazed picture window with tilt and turn door leading to balcony area, plain ceiling, plain walls, laminate flooring, two radiator, stone fire surround, door to kitchen.



### Kitchen (7' 02" x 4' 06") or (2.18m x 1.37m)

Newly fitted UPVC double glazed window to front aspect, textured ceiling, plain walls with tiled splashback. Matching wall and base units, circular sink with mixer tap, plumbing for washing machine, space for under counter fridge, tiled flooring.



### Bedroom One (13' 06" Max x 13' 09") or (4.11m Max x 4.19m)

UPVC double glazed picture window with tilt and turn door leading to balcony, plain ceiling, plain walls, fitted wardrobes, radiator, laminate flooring.



### Bedroom Two (6' 01" x 11' 0") or (1.85m x 3.35m)

Newly fitted UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, radiator.

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## Bathroom

Newly fitted UPVC double glazed obscured window to front aspect, textured ceiling, tiled walls and flooring, panelled bath, low level WC, pedestal wash hand basin.

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## Garage (18' 0" x 9' 7") or (5.49m x 2.92m)

Up and over door.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

## Tenure

We are informed that the tenure is Leasehold

Length of lease: 999 years from 1972.

## Ground Rent

£25pa

## Service Charge

Average £450pa

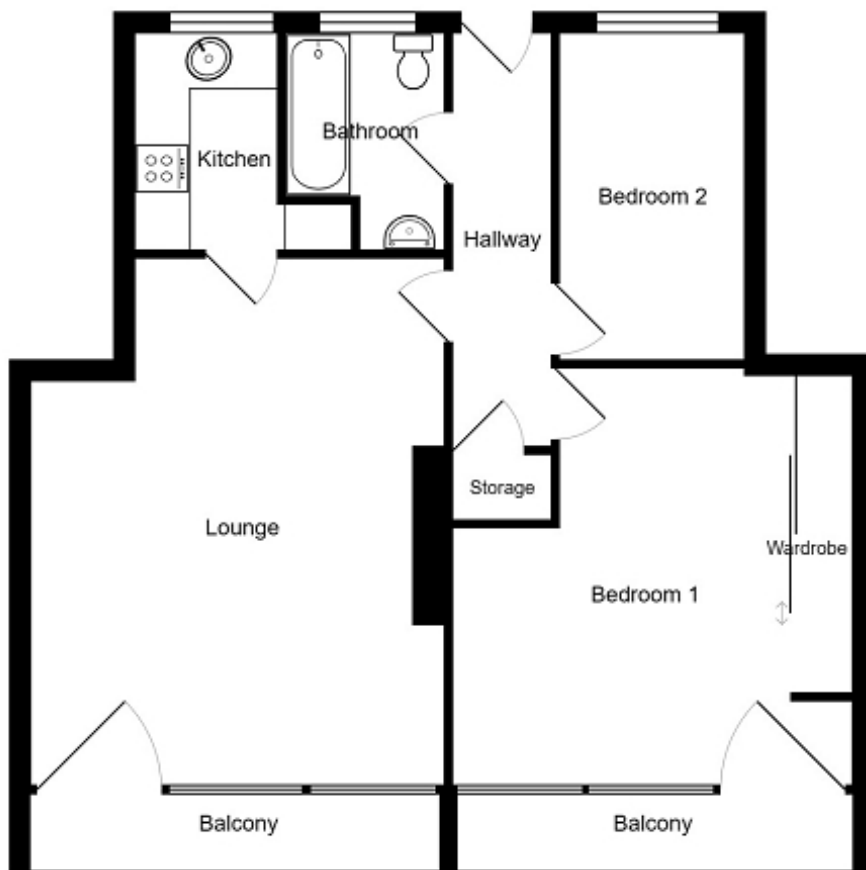
## Council Tax

Band B

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*