

273 Longacres
Brackla
Bridgend
CF31 2DH

£99,950



- ONE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- SHOWER ROOM
- ONE BEDROOM
- SPACIOUS HALL WITH TWO STORAGE CUPBOARDS AND ONE HOUSING PLUMBING FOR THE WASHING MACHINE
- ALLOCATED PARKING
- CLOSE PROXIMITY TO AMENITIES AND WALKING DISTANCE OF BRIDGEND TOWN
- GOOD RAIL AND M4 LINKS
- COMMUNAL HALL

Ref: PRA10797

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this well presented ground floor one bedroom ground floor apartment located in Longacres. Within walking distance to local amenities of Brackla and Bridgend town centre, close to local transport links. Property comprises entrance hall, open plan lounge/kitchen/diner, bedroom and shower room. Benefits from parking to rear. Viewing recommended. Call today to arrange an appointment.

Accommodation



Communal hallway

Enter via secure communal door into the hallway, plain walls, carpet flooring and access to the ground floor flat.



Hallway

Enter into the hallway, plain walls, carpet flooring and access to all rooms and two storage cupboards.



Open Plan Lounge/Kitchen (19' 10" x 10' 11") or (6.05m x 3.33m)

UPVC double glazed door to front aspect and UPVC french doors to side aspect, open plan living with living space and kitchen, Kitchen has a range of wall and base units with complimentary worktop,



Bedroom One (12' 04" x 8' 04") or (3.76m x 2.54m)

UPVC double glazed window to front aspect, plain walls, plain ceiling and carpet flooring.



Shower Room

Three piece suite comprising shower enclosure with shower, low level WC, pedestal wash hand basin, plain walls, plain ceiling, wall heater and vinyl flooring.

Outside

Allocated parking space

Services

Mains electricity, mains water, mains drainage

EPC Rating: C74

Tenure

We are informed that the tenure is Leasehold

Length of lease: 108 years.

Ground Rent

£150p/a

Service Charge

£1650p/a

Council Tax

Band B





GROUND FLOOR APARTMENT



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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.