

196 Longacres
Brackla
Bridgend
Bridgend County
CF31 2DE

£96,000



- One Bedroom Second Floor Apartment
- Open Plan Kitchen / Lounge / Diner
- Bathroom
- Allocated Parking
- Communal Grounds
- Easy Access to Train Station and M4
- Walking Distance To Local Amenities & Town Centre
- Offered With No Ongoing Chain
- Ideal For First Time Buyer Or Investment
- Low Maintenance

Ref: PRA10938

Viewing Instructions: Strictly By Appointment Only



General Description

OFFERED WITH VACANT POSSESSION Daniel Matthew Estate Agents are pleased to offer for sale this second floor one bedroom apartment located on the popular Longacres development. Within walking distance to local amenities of Brackla and Bridgend town centre, close to local transport links which include Bridgend train station and junctions 35 and 36 of the M4. Enter through a communal door with staircase off to the second floor. The property comprises of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. It also benefits from allocated parking and communal gardens. An ideal buy for a first time buyer or investor. Call today on 01656 750764 to arrange an appointment.

Accommodation



Hallway

Access into the entrance hallway with carpeted flooring, two built-in storage cupboards and all doors off to all rooms. Electric storage heater.



Lounge (14' 6" x 11' 1") or (4.42m x 3.38m)

An open-plan kitchen/lounge/dining room with double doors opening to the front onto a Juliette balcony. Carpeted flooring and skimmed walls and ceiling. Wall mounted storage heater.



Kitchen (8' 4" x 5' 10") or (2.55m x 1.79m)

The kitchen has been fitted with a range of coordinating wall and base units with coordinating work surfaces and tiling to splash back areas. There is a electric hob with oven, grill and extractor fan and a stainless steel sink. Space provided for a freestanding fridge/freezer and washing machine.



Bedroom One (12' 7" x 9' 6") or (3.84m x 2.89m)

The bedroom is a double bedroom with carpeted flooring, built-in wardrobes and windows to the front. Skimmed walls and ceiling. Storage heater.



Bathroom (7' 1" x 5' 6") or (2.17m x 1.67m)

The bathroom is fitted with a three piece suite in white comprising of a bath, over-head shower with screen, WC and a wash hand basin. Vinyl flooring and tiled walls with extractor fan fitted. Wall mounted cupboard.



Outside

Gardens and grounds with allocated parking.

Services

Mains electricity, mains water, mains drainage

EPC Rating: C77

Tenure

We are informed that the tenure is Leasehold

Length of lease: Approximately 107 years.

Ground Rent

£1177.00

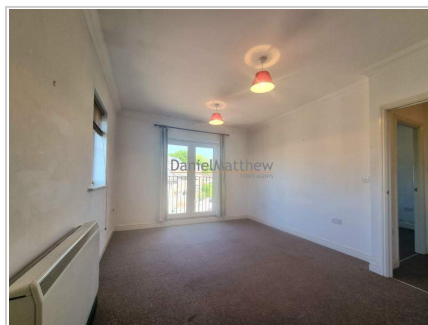
Service Charge

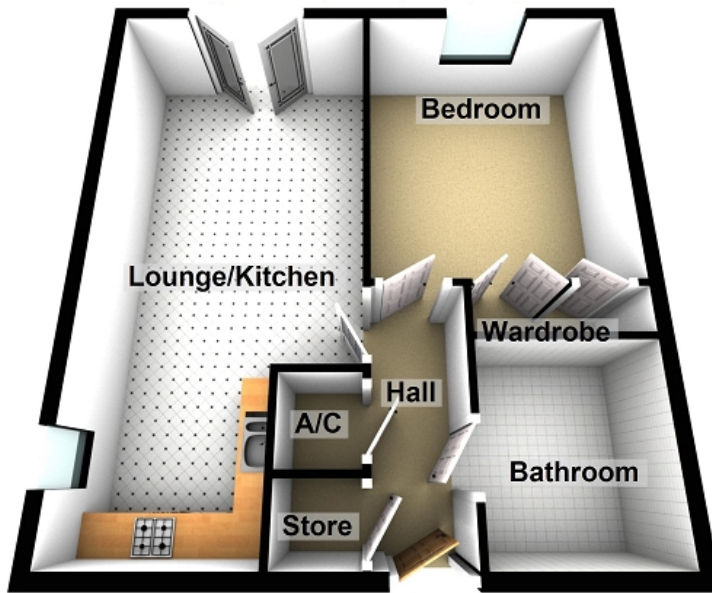
£103.00

Council Tax

Band B

Deposit: £0.00





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.