



9, Coychurch Road  
Bridgend, CF31 2DL

Watts  
& Morgan

# 9 Coychurch Road

Brackla, Bridgend CF31 2DL

**£128,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offering to the market this immaculately presented throughout two bedroom first floor apartment. Situated in a popular development in Brackla. Conveniently located within walking distance of Bridgend Town Centre and close to local amenities, shops, schools and Junction 36 of the M4. Accommodation comprises: entrance hall, open plan living/kitchen, main bedroom with en-suite shower room, further bedroom and family bathroom. Externally enjoying one allocated parking space. EPC Rating "B"

## Directions

\*Bridgend - 3.0 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### COMMUNAL ENTRANCE

Access via front door leading into the communal hallway with staircase leading to the first floor.

No.9 is accessed off the first floor landing.

### ACCOMMODATION

The entrance hallway offers carpeted flooring, two built-in storage cupboards with one housing the boiler.

The open plan living/kitchen is a light and spacious room offering carpeted flooring in the living area, windows to the front elevation. Ample space for freestanding living and dining furniture. The kitchen has been comprehensively fitted with a range of traditional wall and base units and complementary laminate work surfaces. Integral appliances to remain to include 4-ring hob, oven, grill, extractor fan, integral fridge freezer, integral dishwasher and integral washer/dryer.

Bedroom one is a good size double bedroom offering carpeted flooring, window to the front elevation and built-in wardrobes. Leads into an en-suite shower room fitted with a 3-piece suite comprising of a shower cubicle, pedestal wash-hand basin, WC and mirrored vanity unit.

Bedroom two is a further good size bedroom offering carpeted flooring and window to the front elevation.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower fitted, WC and wash-hand basin.

### GARDENS AND GROUNDS

This block of Apartments is accessed off Coychurch Road. There is one allocated parking space to the front of the building and a communal bin store.

### SERVICES AND TENURE

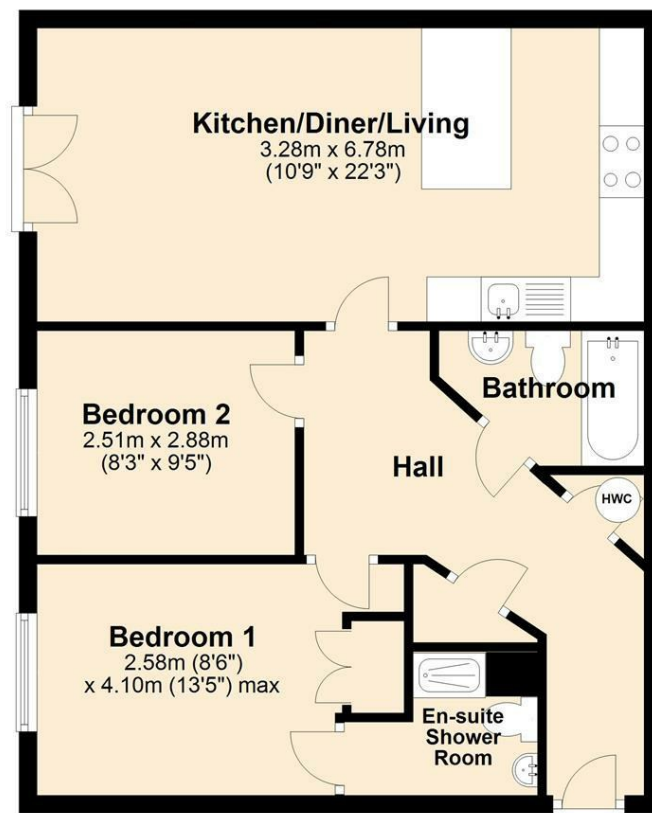
Leasehold : 125 years from 2006

Service charge: £1112 every 6 months with water and building insurance included

Ground Rent: £75.00 every 6 months

## Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



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