

Payton  
Jewell  
Caines



Park Court, Bridgend, Bridgend County.  
CF31 4SL

Offers Over  
£145,000

 PAYTON  
JEWELL  
CAINES



# Park Court, Bridgend, Bridgend County. CF31 4SL

DUPLEX APARTMENT CLOSE TO BRIDGEND TOWN CENTRE comprising self contained entrance, modern kitchen, open plan lounge / diner, 2 double bedrooms, bathroom, TWO balconies, SINGLE GARAGE. No onward chain.

## Offers Over £145,000 - Leasehold

- Two double bedroom duplex apartment
- Arranged over the first and second floor with self contained entrance
- Open plan lounge/dining with balcony
- 2 double bedrooms, main with balcony
- Allocated parking and single garage
- EPC- D Council tax - B / NO ONGOING CHAIN
- CLOSE TO BRIDGEND TOWN CENTRE



## DESCRIPTION

Introducing this well proportioned two double bedroom duplex apartment with a self contained entrance and single garage. Both floors benefit from private balcony space as well as offering generous accommodation for a first time or investor purchase.

Lease details -

999 years from 1 January 1977.

Rent: £25 pa ground rent and buildings insurance / maintenance £450 pa

Key features;

Close to Llangewydd, Cefn Glas, Penybont and Maes Yr Haul Junior schools and walking distance to Brynteg and Bryntirion Secondary schools.

Walking distance of Bridgend town centre, mainline train station and bus services.

Flood risk - low

Conservation area - no

## ENTRANCE

Via front door into the entrance hall with stairs leading up to the first floor and window to rear, built in storage cupboard and stairs leading to the second floor.

## OPEN PLAN LOUNGE/DINER (17' 9" max x 14' 1" max) or (5.41m max x 4.29m max)

Generous room overlooking the front of the property via large PVCu double glazed sliding patio doors leading to balcony with wrought iron railings. Finished with emulsioned and coved ceiling, feature papered wall, wall lights, feature fireplace housing coal effect fire with marble heath, surround and white mantel and high quality oak wood flooring.

## KITCHEN (7' 7" x 7' 11") or (2.31m x 2.41m)

A range of wall and base units in high gloss dove grey with complementary work surface with matching up stand housing stainless steel inset sink with mixer tap and drainer, oven with electric hob and overhead extractor hood, PVCu double glazed window overlooking the rear and vinyl floor covering.

## LANDING

Via stairs with fitted carpet. PVCu double glazed window on the landing area overlooking the rear.

## BEDROOM 1 (10' 4" x 14' 0") or (3.15m x 4.27m)

Overlooking the front of the property via double glazed sliding patio doors giving access to balcony with wrought iron railings. Finished with emulsioned and coved ceiling, feature papered wall, wall lights and wood effect laminate flooring.

## BEDROOM 2 (12' 4" x 7' 8") or (3.76m x 2.34m)

Overlooking the rear of the property via a PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls and wood effect laminate flooring. Single wardrobe with hanging rail and shelf and a further storage cupboard with hanging rail and gas fired combination boiler.





## **BATHROOM (5' 6" x 5' 10") or (1.68m x 1.78m)**

Overlooking the rear via frosted PVCu double glazed window and finished with tiled walls. Three piece suite in white comprising WC, wash hand basin and bath with glass privacy screen.

## **OUTSIDE**

The property has allocated parking and a single garage to the rear.

## **NOTE**


We have been advised that the property is leasehold, however title deeds have not been inspected.

We have been advised that the lease is 999 years from 1 January 1977.

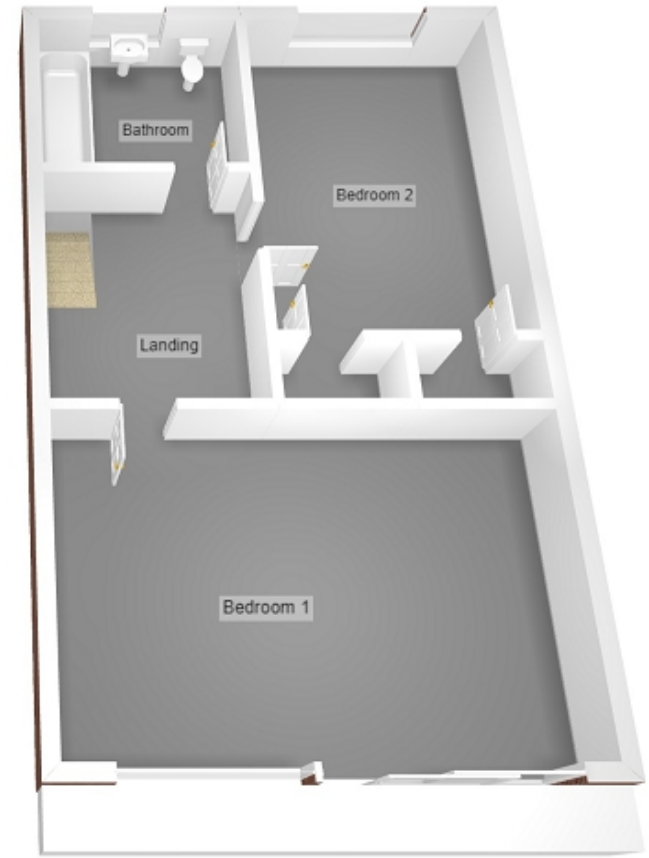
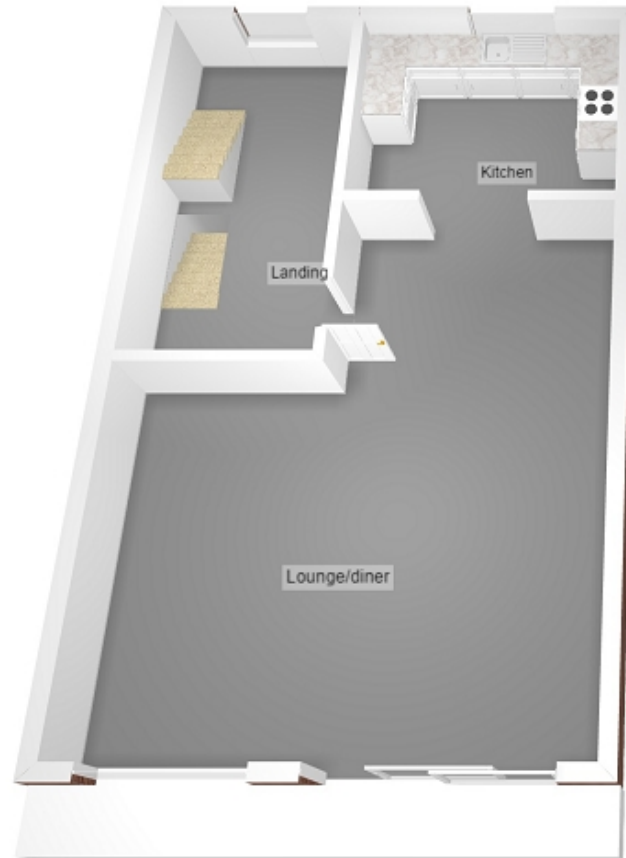
Rent: £25 and insurance rent.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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