



Church Bell Sound, Bridgend, Bridgend  
County. CF31 4QH

£127,000

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Two-bedroom immaculate top floor apartment situated in Cefn Glas. An ideal starter home. Entrance hallway with large storage cupboard open plan lounge/ kitchen with appliances. Two bedrooms one with fitted storage and a modern newly fitted bathroom. Benefiting from an allocated parking space and three visitor parking spaces. Viewing highly recommended.

**£127,000**

- Two-bedroom immaculate top floor apartment
- Viewing highly recommended
- Within walking distance of Bridgend Town Centre & local amenities.
- Larger than average modern bathroom
- Allocated parking and visitor parking spaces
- EPC - C / Council Tax C
- Ideal investment opportunity



## DESCRIPTION

Two-bedroom immaculate top floor apartment situated in Cefn Glas. An ideal starter home, newly redecorated throughout, new kitchen & flooring. Within walking distance of Bridgend Town Centre & local amenities. Entrance hallway with large storage cupboard open plan lounge/kitchen with appliances. Two bedrooms one with fitted storage and a modern newly fitted bathroom. Benefiting from an allocated parking space and three visitor parking spaces. Viewing highly recommended.

## ENTRANCE

Via front communal door into foyer with stairs leading to the second floor.

## INNER HALLWAY

Skimmed ceiling. Smoke detector. Ceiling lights. Emulsioned walls. Intercom. Wood strip effect grey laminate flooring. Door to large storage area. Door leading off:

## L- SHAPED KITCHEN/LIVING/DINING (17' 5" x 14' 1") or (5.30m x 4.29m)

Skimmed ceiling. Light fitting. Emulsioned walls. Continuation of laminate flooring. Two radiators. Two PVCu double glazed windows one to side and one to rear with fitted blinds.

To the kitchen: skimmed ceiling with inset spot lights. A range of grey high gloss wall and base units with co-ordinating roll edge worktop. Four ring gas hob and electric oven. Integrated extractor hood. Space for standing fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Cupboard housing newly fitted combination boiler. One and a half bowl stainless steel single drainer sink unit with mixer tap. Modern tiles to splash back areas.

## BATHROOM

Skimmed ceiling with inset spotlights. Extractor fan. Part emulsioned/part tiled walls to splash back areas. Tiled flooring. Three piece suite in white comprising of low level WC, pedestal wash hand basin and panelled bath with overhead mains fed shower. Chrome heated towel radiator . PVCu frosted double glazed window to front. Isolator tap for outside tap. Large storage cupboard.

## BEDROOM 1 (12' 5" x 10' 0") or (3.79m x 3.06m)

Skimmed ceiling. Centre light. Emulsion ed walls. Fitted carpet. Radiator. Three door built in wardrobe. PVC double glazed window to side of property with fitted blinds.

## BEDROOM 2 (8' 4" x 7' 6") or (2.55m x 2.29m)


Skimmed ceiling. Light fitting. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to side of property with fitted blinds.

## OUTSIDE

Number 5 benefits an allocated parking space along with visitor parking. Communal bin store. Travelling along Cefn Glas Road from West Road take the third right into Church Bell Sounds and then first left and the apartment can be found on the left hand side.



# 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>	79	79
(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, 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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