

Payton
Jewell
Caines



Brook Court, Bridgend, Bridgend County.
CF31 1GW

£119,995

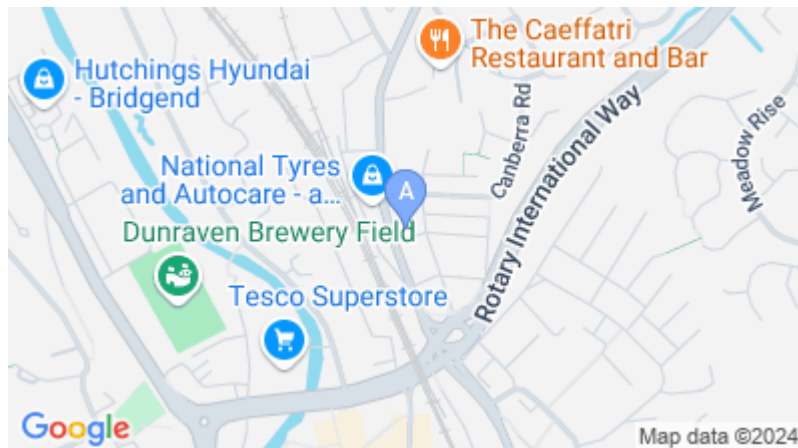


Brook Court, Bridgend, Bridgend County. CF31 1GW

Modern two bedroom top floor apartment comprising entrance hall, open plan lounge/kitchen/diner, bathroom, EN SUITE to bedroom one, dedicated car parking space plus visitor parking. Viewing recommended. Ideal first time or investment purchase.

£119,995 - Leasehold

- Modern two bedroom apartment
- Open plan lounge/kitchen/diner
- En suite to bedroom one
- Dedicated car parking space
- Ideal first time or investment purchase
- EPC - C / Council tax - C / Leasehold



DESCRIPTION

A well presented two bedroom top floor apartment situated within walking distance of Bridgend town centre with all its amenities and facilities. It is also conveniently located for access to the Princess of Wales Hospital, McArthur Designer Outlet, the M4 corridor and the A48. Ideal first time or investment purchase.

ENTRANCE

Via main door on the ground floor with two flights of stairs leading to the hallway.

ENTRANCE HALL

Emulsioned ceiling and walls, attic access, Karndean flooring, electric radiator and doors leading to the bathroom, two bedrooms and lounge. Airing cupboard housing the hot water tank.

BATHROOM (6' 3" x 6' 3") or (1.90m x 1.90m)

Emulsioned ceiling with spot lights, part emulsioned / part tiled walls, towel rail radiator, PVCu frosted window to the side of the property, shaver socket and vinyl flooring in tile effect. Three piece suite comprising bath with stainless steel mixer tap and shower attachment, pedestal wash hand basin with stainless steel mixer tap and w.c.

BEDROOM 1 (12' 6" x 9' 2") or (3.80m x 2.80m)

Emulsioned ceiling with spot lights, emulsioned walls, PVCu window to the rear of the property, fitted carpet and electric heater. Door leading to the en suite.

EN SUITE (6' 11" max x 4' 11" max) or (2.10m max x 1.50m max)

Emulsioned ceiling and walls, quadrant style shower with glass doors and aqua panelled walls with stainless steel shower head, w.c. and pedestal wash hand basin with mixer tap. Shaver point and vinyl flooring in wood effect.

BEDROOM 2 (12' 10" x 7' 7") or (3.90m x 2.30m)

Emulsioned ceiling and walls, fitted carpet, PVCu window to the rear of the property.

OPEN PLAN LOUNGE/KITCHEN/DINER (21' 8" max x 13' 5" max) or (6.60m max x 4.10m max)

The lounge/dining area is finished with emulsioned ceiling with spot lights, emulsioned walls, fitted carpet, PVCu window to the rear of the property and electric heater. Video intercom system. The lounge/diner measures 4.1m x 3.4m.


The kitchen area is finished with emulsioned ceiling with spot lights, emulsioned walls with tiling to the splash back areas, vinyl flooring in tile effect and PVCu double glazed window to the side of the property. A range of wall and base units with complementary work surfaces housing a one and half stainless steel sink drainer with mixer tap. Integrated fridge/freezer and washing machine, stainless steel oven with ceramic four ring hob with stainless steel extractor hood above. The kitchen measures 3.3m x 1.8m.

OUTSIDE

Communal car parking with dedicated space plus visitors.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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