



Longacres, Bridgend, Bridgend County.
CF31 2DH

£135,000

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BEAUTIFULLY PRESENTED two bedroom top floor apartment comprising entrance hall, lounge, kitchen/ diner, two bedrooms, shower room and TWO ALLOCATED PARKING SPACES. Ideal first time or investment purchase. LEASEHOLD.

£135,000 - Leasehold

- Two bedroom top apartment
- Beautifully presented throughout
- Kitchen / diner
- Two allocated parking spaces
- Ideal first time or investment purchase
- EPC - B / Council tax - C / LEASEHOLD



DESCRIPTION

Introducing this self contained top floor two bedroom apartment located on the sought after modern development to the East of Bridgend and close to all of the facilities that Brackla has to offer and within close links to the M4 corridor and A48.

COMMUNAL ENTRANCE

Intercom system on entrance, the flat is accessed via a communal staircase.

ENTRANCE

Via a fire door into the entrance hall.

ENTRANCE HALL (19' 0" x 3' 3") or (5.80m x 1.00m)

Emulsioned and coved ceiling, emulsioned walls, radiator, attic hatch and vinyl flooring in wood effect. Doors leading to the lounge, storage cupboard, shower room, two bedrooms and kitchen/diner. Wall mounted intercom system.

LOUNGE (13' 5" x 10' 6") or (4.10m x 3.20m)

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window overlooking the side of the property with fitted blinds and radiator.

SHOWER ROOM (8' 10" x 5' 11") or (2.70m x 1.80m)

Emulsioned ceiling, part emulsioned / part tiled walls, extractor, radiator, vinyl tile effect flooring and frosted PVCu window to the rear of the property. Three piece suite comprising shower cubicle with aqua panelled walls, rainwater shower head with chrome hand attachment, wash hand basin with stainless steel taps and low level w.c.

BEDROOM 1 (10' 6" x 10' 2") or (3.20m x 3.10m)

Measurements are to the wardrobes.

Emulsioned and coved ceiling, emulsioned walls, fitted carpet, PVCu window to the rear of the property with fitted blinds, radiator and fitted wardrobes.

BEDROOM 2 (9' 6" x 8' 10") or (2.90m x 2.70m)

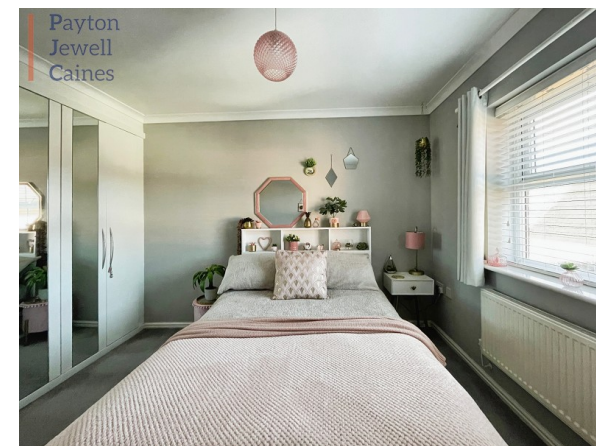
Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator, PVCu window to the front of the property with fitted blinds.

KITCHEN/DINER

Emulsioned ceiling, part emulsioned / part tiled walls, two ceiling lights, radiator, vinyl flooring in wood effect and two PVCu windows to the front of the property with fitted blinds to the kitchen area and a further PVCu window to the dining area. A range of wall and base units with complementary work surfaces housing a one and half stainless steel sink drainer with mixer tap. Integrated oven with four ring gas hob and extractor. Space for washing machine and freestanding fridge/freezer. Combination boiler.

OUTSIDE

Allocated parking.



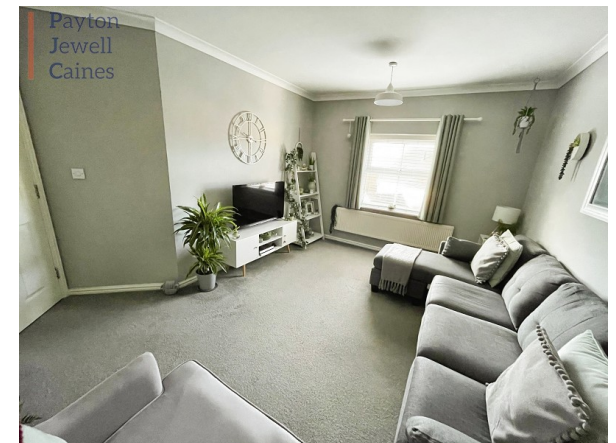
NOTE

Lease term: 125 years from 1 January 2007.

Ground rent: £150 per annum.


Service charge: £119.34 pcm

Car parking charge: £23.25 per month paid every 6 months.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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.



www.pjchomes.co.uk

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