



Eustace Drive, Bryncethin, Bridgend  
County. CF32 9PJ

£135,000

## Eustace Drive, Bryncethin, Bridgend County. CF32 9PJ

Two bedroom ground floor flat comprising lounge, kitchen, WET ROOM, two bedrooms, OFF ROAD PARKING and enclosed rear garden. Viewing highly recommended to fully appreciate. Ideal first time or investment purchase. NO ONGOING CHAIN. LEASEHOLD.

### £135,000 - Leasehold

- Two bedroom ground floor flat
- Wet room
- Lounge, Kitchen
- Enclosed rear garden/ EPC - , Council tax band - A
- Off road parking / NO ONGOING CHAIN
- Leasehold



## DESCRIPTION

Introducing this two bedroom ground floor flat benefiting from off road parking and enclosed rear garden. The flat would make an ideal first time or investment purchase. The property is sold with no ongoing chain.

The property is located within the village location of Bryncethin which is served with local shops, public houses/ restaurants. Good road access to the M4 corridor at junction 36, McArthur Glen Designer outlet, Sainsbury's and Bridgend town centre.

## ENTRANCE

Via composite glazed front door with frosted side panel.

## ENTRANCE HALL (17' 9" max x 5' 11" max) or (5.40m max x 1.80m max)

L shaped. Emulsioned ceiling and walls, radiator and laminate flooring. Doors leading to bedroom 1, bedroom 2, storage cupboard, lounge, kitchen and bathroom.

## BEDROOM 1 (12' 10" max x 10' 6" max) or (3.90m max x 3.20m max)

Emulsioned ceiling and walls, coving, built in storage, PVCu double glazed window with vertical slat blinds to the front elevation, radiator and laminate flooring.

## BEDROOM 2 (10' 10" x 10' 2") or (3.30m x 3.10m)

Emulsioned and coved ceiling, emulsioned walls, built in storage housing Baxi combination boiler, radiator, PVCu window overlooking the rear of the property with vertical slat blinds and laminate flooring.

## LOUNGE (13' 5" max x 12' 6" max) or (4.10m max x 3.80m max)

Measurements into the alcove. Papered ceiling and emulsioned ceiling, coving, emulsioned walls, PVCu window with vertical slat blinds overlooking the front elevation, fireplace with wooden surround with marble hearth and gas coal effect fire, radiator and laminate flooring.

## WET ROOM (6' 7" x 5' 7") or (2.00m x 1.70m)

Emulsioned ceiling, PVC frosted glazed window overlooking the rear elevation, extractor, tiled walls, radiator and non slip flooring. Low level WC, pedestal wash hand basin and bi-folding low level shower screen, shower curtain, hand rail and electric shower with hand attachment.

## KITCHEN (11' 10" x 9' 10") or (3.60m x 3.0m)

Emulsioned and coved ceiling, emulsioned walls, PVCu window with slat blinds overlooking the rear elevation, PVCu frosted glazed door leading to the rear and laminate flooring. A range of wall and base units with complementary work surface. Built in oven with four ring hob and overhead extractor hood. Space for washing machine and space for freestanding fridge/freezer. Anthracite Lamona sink and drainer with mixer chefs tap.

## OUTSIDE

Enclosed rear garden with patio area ideal for garden furniture and the remainder laid to artificial lawn. Brick built storage.

Off road parking to the front with gravel either side. External porch to the front.



## NOTE

Leasehold


Lease Term: 125 years from 1st September 1983

Peppercorn ground rent

Service charge: £282 per annum



# 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>		
(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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