



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

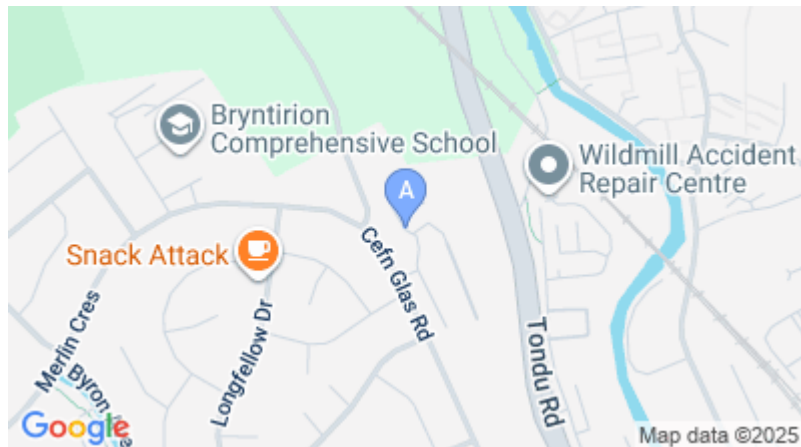
£125,000

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

Two bedroom first floor apartment situated in Cefn Glas comprising entrance hall with two storage cupboards, open plan lounge/kitchen, two bedrooms, modern fitted bathroom, allocated parking space and three visitor parking spaces. IDEAL FIRST TIME OR INVESTMENT PURCHASE. NO CHAIN.

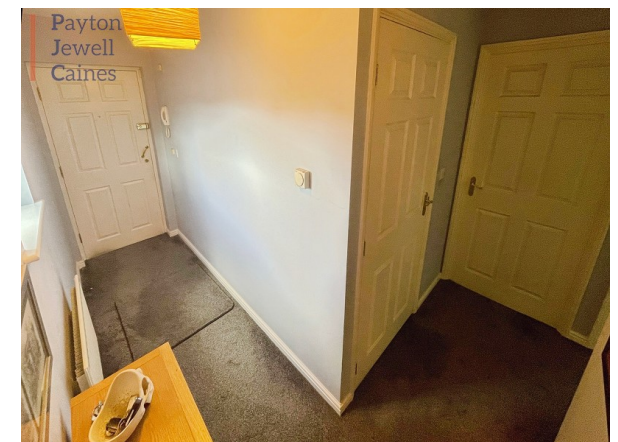
£125,000 - Leasehold

- Two bedroom first floor apartment - No chain
- Open plan lounge/kitchen
- Modern fitted bathroom
- Allocated parking space
- Ideal first time or investment purchase
- EPC - C / Council tax - C



DESCRIPTION

Introducing this two bedroom first floor apartment benefiting from an open plan lounge/kitchen, modern fitted bathroom and allocated parking space. The property is situated within easy walking distance of Bridgend town centre on a sought after development and offers excellent access to Bryntirion secondary school as well as local primary schools. Ideal first time or investment purchase.



Floorplan & EPC

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

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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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