

Payton
Jewell
Caines



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

£125,000

PJC PAYTON
JEWELL
CAINES

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.

ENTRANCE HALL

Via painted wooden door. Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the rear of the property. Two built in storage cupboards with hanging rails, shelving and housing the electric consumer box. Doors leading to the bathroom and lounge/kitchen.

LOUNGE/KITCHEN (17' 5" x 14' 0") or (5.32m x 4.27m)

Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting, two radiators, fitted vinyl in the kitchen area and fitted carpet in the lounge area. A range of base and wall units in shaker style with complementary roll top laminate worktops housing an inset one and a half stainless steel sink with chrome mixer tap. Four ring gas hob with overhead extractor fan, integrated electric oven and cupboard housing the gas combination boiler. Space for freestanding washing machine, tumble dryer and fridge/freezer. Four PVCu double glazed windows one overlooking the front, two overlooking the rear and one overlooking the side of the property.

BATHROOM (9' 5" x 5' 1") or (2.87m x 1.56m)

Plastered and emulsioned ceiling with centre light and extractor fan. Plastered and emulsioned walls with tiling around the bath/shower areas, skirting and vinyl flooring in Herringbone wood effect. Three piece suite comprising low level w.c. bath with chrome taps, overhead chrome mixer shower and folding glass screen, pedestal sink with chrome taps and radiator.

MASTER BEDROOM (12' 11" x 8' 4") or (3.93m x 2.55m)

Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, radiator and fitted carpet. Triple built in wardrobes with hanging rails and shelving and PVCu double glazed window overlooking the front of the property.

BEDROOM 2 (8' 5" x 7' 0") or (2.56m x 2.14m)

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the front of the property.

NOTE

Lease Term: 125 years from 1 January 2005

Ground rent £50 every 6 months

Service charge: £164.71 monthly



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.



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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk