

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



25 Ffordd Maendy, Sarn, Bridgend, Bridgend County, CF32 9EZ

£80,000



PETER MORGAN

Main Features

- 2 bedroom second floor apartment
- 70/30 Subsidised Affordable Housing Scheme
- Eligibility criteria applies
- Open plan kitchen/ living room
- Vacant possession
- Situated on a modern development
- Within approximately 1 mile of the M4 at Jct 36
- Convenient for schools, leisure centre, swimming pool, cycle track, nature walk and Country Park at Bryngarw
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:C

General Information

2 BEDROOM TOP FLOOR APARTMENT.

This home is being sold under a 70/30 Subsidised Affordable Housing Scheme and eligibility criteria will apply. The price shown is the 70% share (100%=£107,143).

Situated on a modern development within approximately 1 mile of the M4 at Jct 36, convenient for schools, leisure centre, swimming pool, cycle track and Country Park at Bryngarw.

This home has accommodation comprising communal entrance hallway with keyless and intercom entry system. Inside the apartment there is hallway with cloaks and airing cupboards, bathroom, open plan living dining / fitted kitchen, 2 bedrooms. Externally there are communal drying / refuse areas and allocated parking. The property benefits from uPVC double glazing, gas central heating and vacant possession.

GROUND FLOOR

Intercom secure door entry system to..

Communal Hallway

Staircase to first & second floor. Automatic lighting. Smoke alarm.

Apartment Accommodation

Hallway

Main entrance door to landing. Radiator. Cushion flooring. Intercom handset. Wall mounted gas central heating thermostat. Mains powered smoke alarm. Cloaks cupboard. Airing cupboard with radiator and slatted shelves.

Open Plan Kitchen/ Dining/ Living

2 uPVC double glazed windows to front. Fitted kitchen finished with wood effect doors and granite effect worktops with upstands. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Glass splashplate. Space for fridge freezer. Plumbed for washing machine. Vented for tumble dryer. Wall mounted gas central heating boiler housed in matching wall unit. Grey woodgrain effect cushion flooring. Two radiators. TV, telephone and Internet connection points. USB charging points. Central heating timer.

Bathroom

uPVC double glazed window to rear with tiled cill. Three-piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with tiled splashback and panelled bath with overhead mixer shower. Tiled surround. Radiator. Nonslip vinyl flooring. Extractor fan. Shaver point.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 2

UPVC double glazed window to rear. Radiator. Fitted carpet.

EXTERIOR

Leasehold details

Service charge is £41.36 per month as of 1/5/2025
125 years from 2020
Ground Rent £10 per annum

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

B

Current heating type

Combi

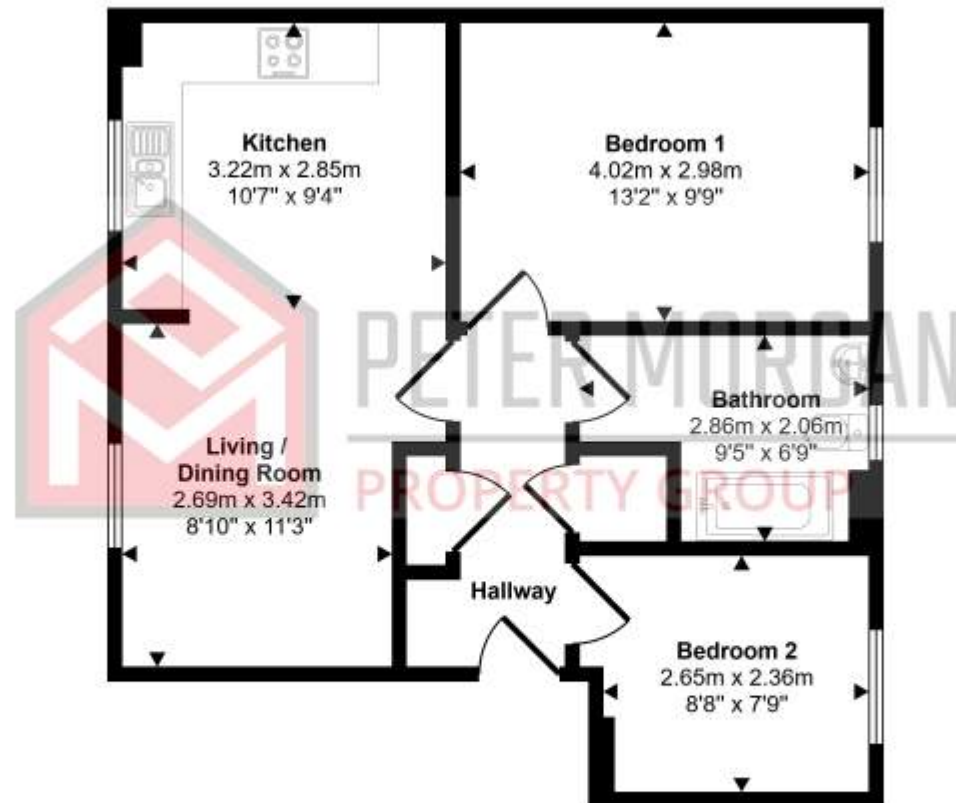
Tenure

Leasehold






Approx Gross Internal Area
51 sq m / 549 sq ft



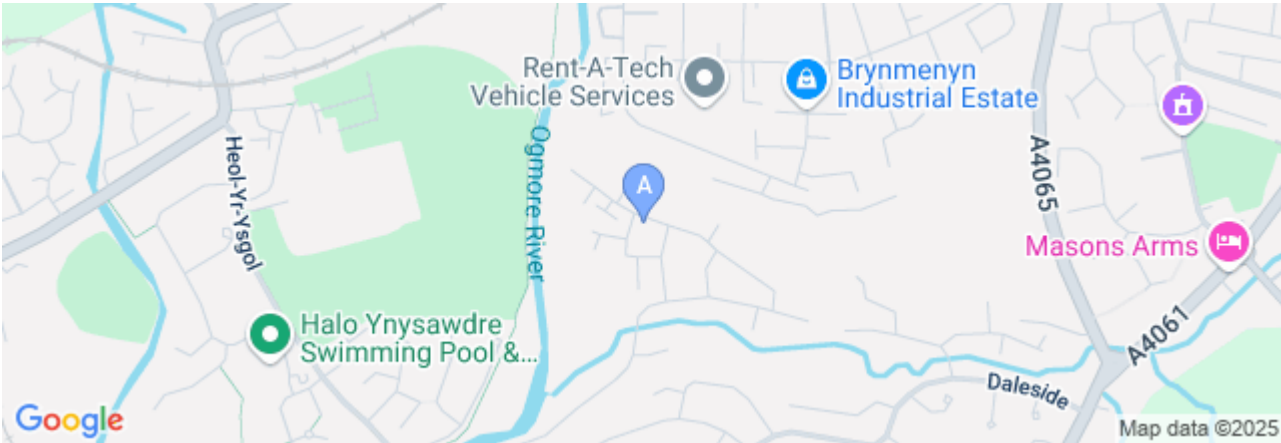
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Bridgend County Branch

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