



28 Ffordd Maendy, Sarn

Bridgend

£85,000



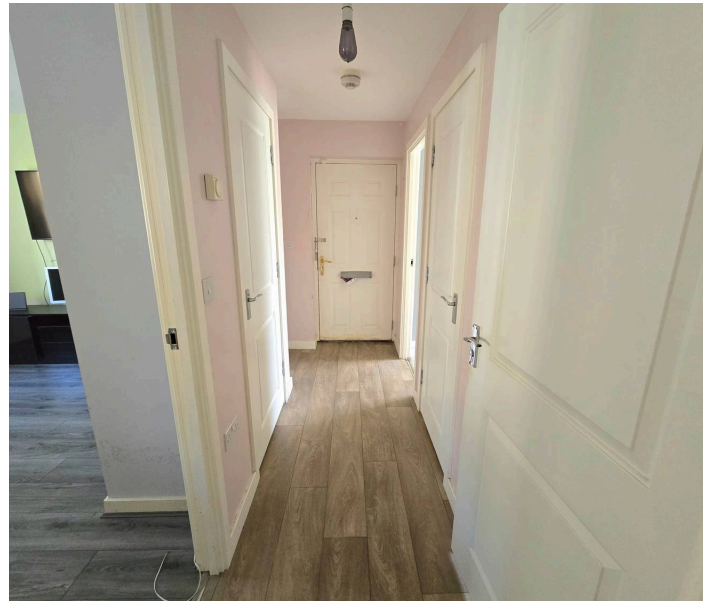
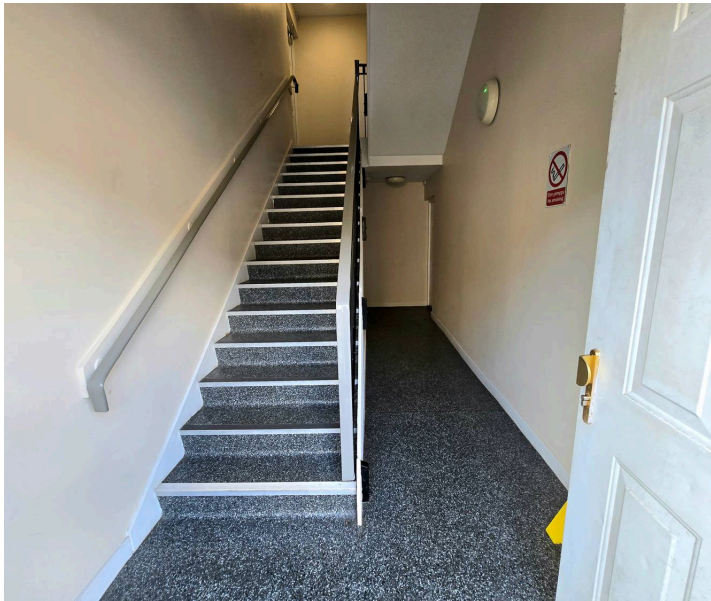
28 Ffordd Maendy

Sarn, Bridgend

Council Tax band: B

Tenure: Leasehold

- APARTMENT SOLD UNDER THE 70/30 SCHEME (CALL THE TEAM FOR MORE INFORMATION)
- AVAILABLE TO PURCHASE WITH NO ONGOING CHAIN
- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- SPACIOUS BATHROOM AND AMPLE STORAGE THROUGHOUT
- ALLOCATED PARKING SPACE TO THE REAR
- MODERN UPVC DOUBLE GLAZING AND GAS COMBINATION BOILER
- COMMUNAL ENCLOSED GARDEN AREA FOR RESIDENTS ONLY
- CONVENIENT ACCESS TO JCT 36 OF THE M4
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES, LEISURE CENTRE, SHOPS, SCHOOLS AND TRAIN STATION





Communal Entrance

The building is entered via a solid composite door into the shared communal hallway, where No. 28 is located on the ground floor to the right hand side.

Hallway

The property is entered via an internal solid composite door into the light and inviting entrance hallway, fitted with laminate wood flooring. The hallway gives access to all living and bedroom accommodation and two generous sized storage cupboards.

Kitchen

10' 8" x 9' 4" (3.25m x 2.85m)

The bright and spacious open plan kitchen/living area extends the full length of the property. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a complimenting black worksurface over. The worksurface extends into a spacious breakfast bar, providing a natural divide between the open plan space. The kitchen offer space for two appliances plus a fridge/freezer and benefits from an integrated electric oven, four burner gas hob and a stainless steel sink unit positioned below the UPVC double glazed window to the front.

Open plan lounge

8' 10" x 10' 11" (2.70m x 3.34m)

Continuing from the kitchen, the lounge space has a continuation of the same laminate wood flooring as the hallway and benefits from the UPVC double glazed window to the front.



Bathroom

9' 5" x 6' 10" (2.87m x 2.09m)

The bathroom has been fitted with a modern white three piece suite comprising; panel bath with over bath mains shower fitted, low level WC and a vanity wash hand basin with cupboard storage below. The room is decorated with slate stone effect wall paper and benefits from vinyl fitted flooring, a wall mounted chrome heated towel rail and a UPVC double glazed window to the rear.

Bedroom One

13' 0" x 9' 10" (3.96m x 3.00m)

Bedroom one is a generous sized double bedroom featuring fitted double wardrobe storage, laminate wood flooring and a UPVC double glazed window to the rear.

Bedroom Two

Bedroom two is a comfortable sized double bedroom featuring fitted carpet flooring and a UPVC double glazed window to the rear.

Garden

Residents of the apartment block have access to an enclosed, private courtyard area

ALLOCATED PARKING

1 Parking Space

The property benefits from off road parking to the rear of the building. There is one allocated space for this apartment, situated directly behind the bedroom windows.





GROUND FLOOR





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