



271 Longacres, Bridgend – CF31 2DH
Bridgend

£70,000



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Bridgend

First floor studio apartment in Brackla, Bridgend comprising entrance hall, utility area, shower room, open plan studio with bedroom / seating area and kitchen. Dedicated car parking space. Ideal first time or investment purchase.

Leasehold

Lease Term: 125 years from 1st January 2007

Ground rent: £75 every 6 months.

Service charge: £740.58 every 6 months.

- First floor studio apartment
- Ideal first time or investment purchase
- Utility area and shower room
- EPC - B / Council Tax - B



Entrance

Via communal staircase. Door leading out to the balcony entrance with lighting.

Entrance Hall

Emulsioned ceiling and walls, fitted carpet, doors leading to the utility area and cupboard housing the boiler. Opening into the open plan studio.

Utility

2' 7" x 2' 7" (0.80m x 0.80m)

0.8m x 0.8m (2' 7" x 2' 7") Centre light, emulsioned ceiling and walls, fitted carpet, plumbing and electric for washing machine and extractor fan.

Shower Room

4' 11" x 7' 7" (1.50m x 2.30m)

1.5m x 2.3m (4' 11" x 7' 7") Emulsioned ceiling and walls, wood effect vinyl flooring, extractor fan, shaver point, wall mounted electric heater and frosted PVCu double glazed window to the front of the property. Three piece suite comprising shower cubicle with electric wall mounted shower, pedestal wash hand basin with stainless steel hot and cold taps and low level w.c.

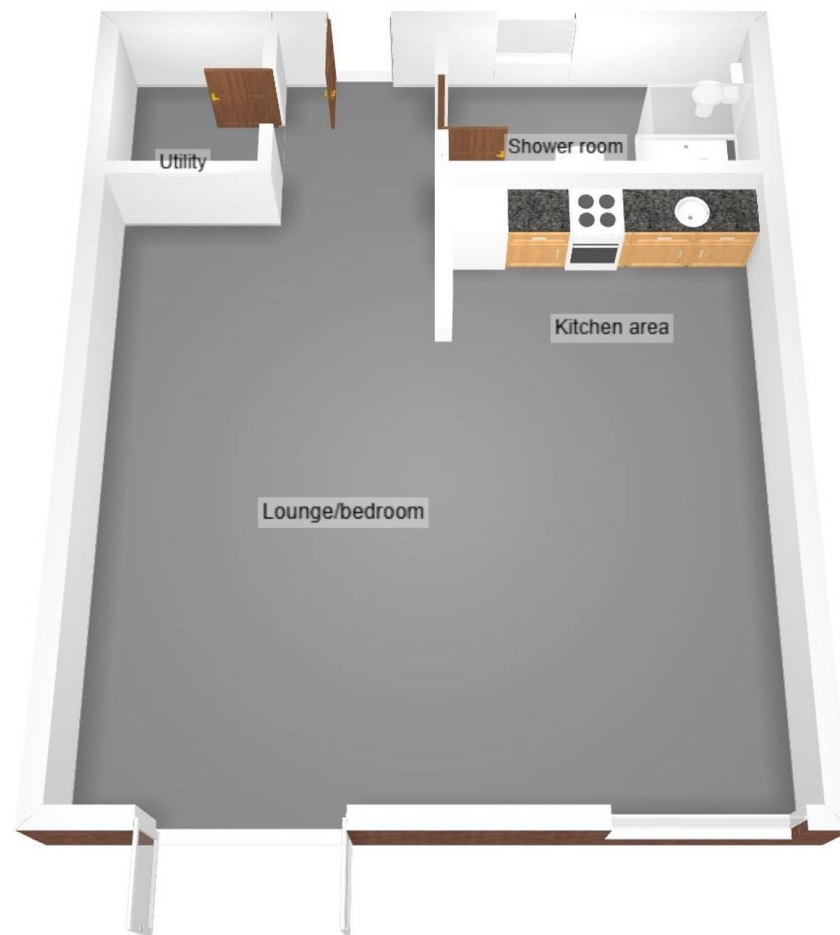
Bedroom / Sitting Area

14' 9" x 10' 2" (4.50m x 3.10m)

4.5m x 3.1m (14' 9" x 10' 2") Emulsioned ceiling and walls, PVCu double glazed French doors leading to the Juliet balcony and PVCu double glazed window to the rear of the property. Wall mounted heater and opening leading into the kitchen area.







Payton Jewell Caines

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