

Payton  
Jewell  
Caines



27 Maesglas, Tondu - CF32 9JZ  
Bridgend

£95,000

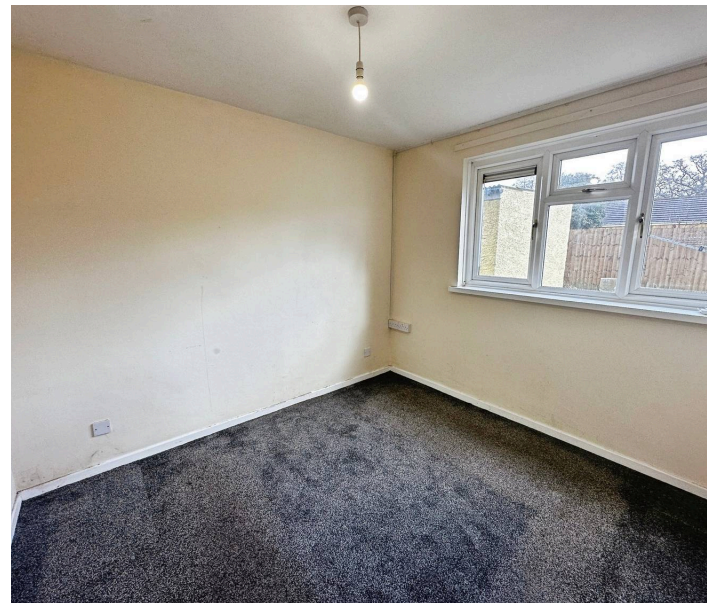


## 27 Maesglas

Tondu, Bridgend

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY - Introducing this ground floor flat with two bedrooms, kitchen / breakfast room and private rear garden. FREEHOLD OF BLOCK OF FOUR INCLUDED. NO ONWARD CHAIN.

- TWO bedroom ground floor flat
- Generous size rooms
- Sold with no onward chain.
- FREEHOLD OF ALL FOUR FLATS INCLUDED
- Enclosed private rear garden
- Ideal investment or first time purchase





### **Entrance**

Access via frosted glazed PVCu front door with side frosted glaze panel into the entrance hallway with wall mounted fuse box and radiator. Fitted storage cupboard.

### **Lounge**

4m x 3.6m (13' 1" x 11' 10") Overlooking the front via PVCu double glazed window and finished with fitted carpet and radiator.

### **Bedroom 1**

3.75m x 3.2m (12' 4" x 10' 6") Overlooking the front via PVCu double glazed window finished with central ceiling rose, skirting, fitted carpet and radiator. Fitted storage cupboard.

### **Bedroom 2**

3.1m x 2.8m (10' 2" x 9' 2") Overlooking the rear via PVCu double glazed window finished with radiator, fitted carpet and fitted storage cupboard housing the wall mounted Worcester gas fire combination boiler.



**Shower Room**

Shower room overlooking the rear via PVCu frosted glaze window with built-in extractor central, light fitting, half height ceramic tiles to the wall and vinyl floor. Low-level WC ,wall mounted wash hand basin, walk mobility shower with wall mounted electric shower, half height door and fold up seat.

**Kitchen**

3.6m x 3.2m (11' 10" x 10' 6") Overlooking the rear via PVCu double glazed window with a built-in extractor. Central light fitting, vinyl floor. A range of low level of wall mounted kitchen units in white with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Space for gas cooker. Plumbing for automatic washing machine. Space for fridge freezer. Doorway through into the rear lobby with a frosted glazed door leading out to the rear garden.

**Notes**

The freehold of the entire block of FOUR flats is included in this sale. The leaseholders have a financial obligation as part of the lease agreement to pay an annual service charge for services provided and a proportion of the costs towards the maintenance of the building structure.



## Payton Jewell Caines

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.