



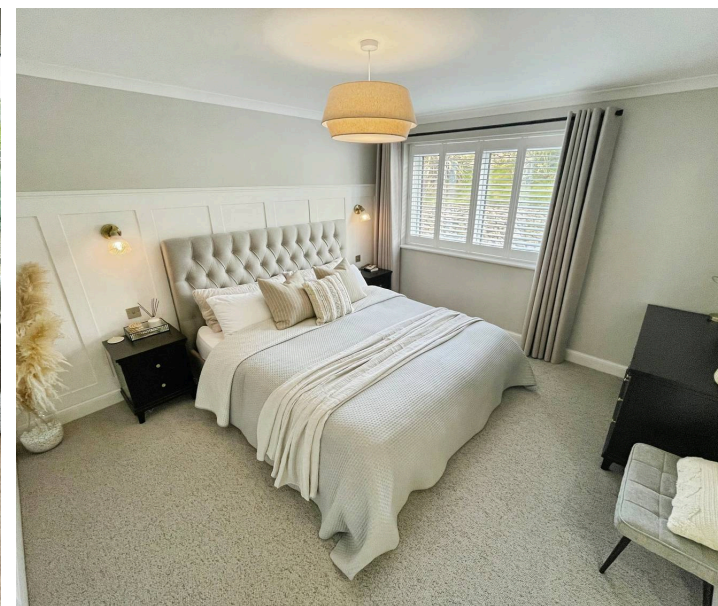
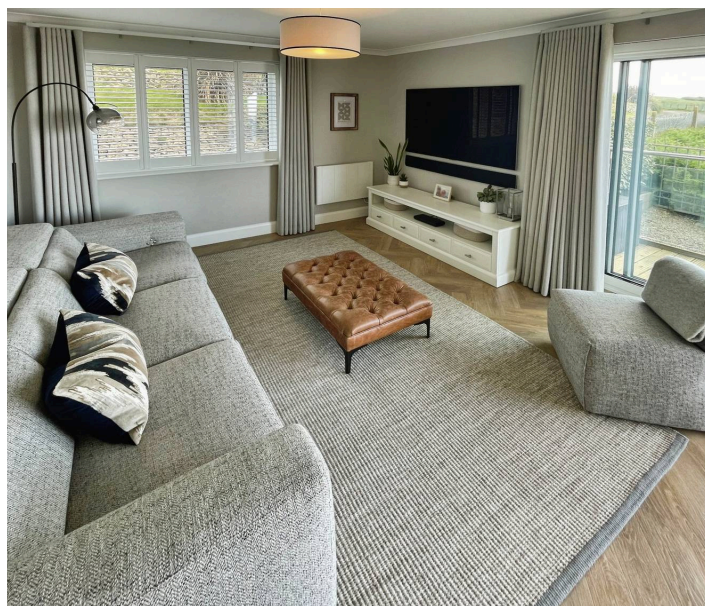
**Apt 12, Heritage Coast House, 100 Main Road – CF32 0PR**  
Bridgend

In Excess of **£400,000**

## Apartment 12

### Heritage Coast House, Bridgend

This immaculately presented two bedroom apartment offers an exceptional opportunity to enjoy stylish coastal living, with lovely sea views visible from the comfort of your home. The property is thoughtfully designed to maximise both space and natural light, featuring a contemporary open plan lounge, kitchen, and dining area that creates a welcoming and versatile environment for relaxing or entertaining. The modern kitchen is well equipped, with sleek cabinetry and integrated appliances, seamlessly blending into the living space for a cohesive and functional layout. Both bedrooms are generously proportioned and benefit from their own en suite facilities, providing privacy and convenience for residents and guests alike. An additional WC adds further practicality to the apartment's well considered design. High quality finishes and tasteful décor are evident throughout, reflecting the meticulous care and attention that has gone into maintaining this beautiful home. The apartment also includes a dedicated parking space (a valuable asset in this sought after location), ensuring ease of access and peace of mind for homeowners. With its combination of superb presentation, contemporary living spaces, and breathtaking sea views, this property is ideally suited to professionals, couples, or those seeking a stylish retreat by the coast. The property is located on the first floor and can be accessed via a lift, heaters are all brand new electric eco heaters (low energy use). Early viewing is highly recommended to fully appreciate all that this outstanding apartment has to offer.





### **Entrance**

Via a part glazed and frosted wooden front door into the entrance hall.

### **Entrance hall**

Plastered, emulsioned and coved ceiling with centre spot lights, smoke alarm, plastered and emulsioned walls, skirting, wall mounted electric radiator and fitted carpet. Intercom for the secure car park and porch entrances and a burglar alarm. Doors leading to the kitchen/lounge/diner, two bedrooms, WC and airing cupboard housing the hot water tank.

### **Open plan kitchen/lounge/diner**

25' 3" x 20' 8" (7.70m x 6.31m)

Open plan L shaped space finished emulsioned ceiling with inset spot lights, pendant lights over the centre island and to the lounge, coving, emulsioned walls, skirting and Amtico flooring in herringbone effect. A range of shaker style white and blue wall and base units with complementary square edge quartz work tops. Integrated appliances include; induction hob, two ovens ones of which is an oven/microwave combi, full height fridge and under counter freezer and overhead black extractor fan, washer dryer and dishwasher. Inset sink with black mixer tap, matching up stands, ample space for dining room table and chairs and spacious lounge area with plenty of seating. Wall mounted electric radiator, marine grade aluminium windows overlooking the front of the property and double sliding glazed doors with custom premium electric blinds leading to a private decked area with fabulous sea views with glass balustrade and stainless steel handrail.



**WC**

5' 0" x 3' 4" (1.52m x 1.01m)

Plastered, emulsioned and coved ceiling with centre spot lights, plastered and emulsioned walls with half height panels, skirting and LVT flooring in Herringbone wood effect. Two piece suite comprising low level WC and wall mounted ceramic sink with chrome mixer tap and glass splash back.

**Master bedroom**

12' 6" x 11' 5" (3.81m x 3.49m)

Plastered, emulsioned and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting and feature panelled wall with two wall mounted lights either side and fitted carpet. Double glazed window overlooking the front and radiator. Opening into a dressing area and door leading to the en suite.

**Dressing area**

6' 2" x 4' 4" (1.87m x 1.31m)

Measurements are to the wardrobes. Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, skirting and fitted carpet. Two built in fitted double wardrobes.

**En suite**

6' 4" x 6' 0" (1.94m x 1.83m)

Plastered, emulsioned and coved ceiling with centre light, full height tiling in white gloss with centre strip around the shower area and vinyl flooring in tile effect. Three piece suite comprising corner shower cubicle with sliding curved glass screen and overhead chrome mixer shower, low level WC, wall mounted ceramic sink with chrome mixer tap and wall mounted mirror and electric towel radiator. Frosted double glazed window overlooking the front of the property and extractor fan.

**Bedroom 2**

15' 5" x 12' 11" (4.69m x 3.94m)

Plastered, emulsioned and coved ceiling with centre spot lights, plastered and emulsioned walls, skirting and fitted carpet. Large window overlooking the front of the property and wall mounted electric radiator. Door leading to the en suite.

**En suite**

10' 7" x 6' 11" (3.22m x 2.11m)

Plastered, emulsioned and coved ceiling with centre light, extractor fan, full height tiling in white gloss with centre strip around the bath and shower area, remainder walls are plastered and emulsioned. Vinyl flooring in tile effect. Three piece suite comprising low level WC, wall mounted ceramic sink with chrome mixer tap, bath with chrome mixer tap and handheld shower attachment. Mirrored wall and built in overhead lighting.

**Outside**

Each apartment has their own secure storage area. Wooden decked area from the kitchen/diner accessed via sliding double doors, communal area with large decked area to the front. One dedicated parking space with ample further parking available.

**Note**

All fitted blinds and shutters to remain. Doors and windows are all marine grade aluminium. Service charge £2240 per year.

- Immaculately presented two bedroom apartment
- Stunning sea views
- Open plan lounge/kitchen/diner
- Two en suites plus WC
- Dedicated parking space
- Shared freehold ownership run within a management company
- Secure gated car park and lift to the apartment







## Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

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