



13 Heol Yr Ysgol, Llangynwyd - CF34 9SS

Maesteg

£85,000

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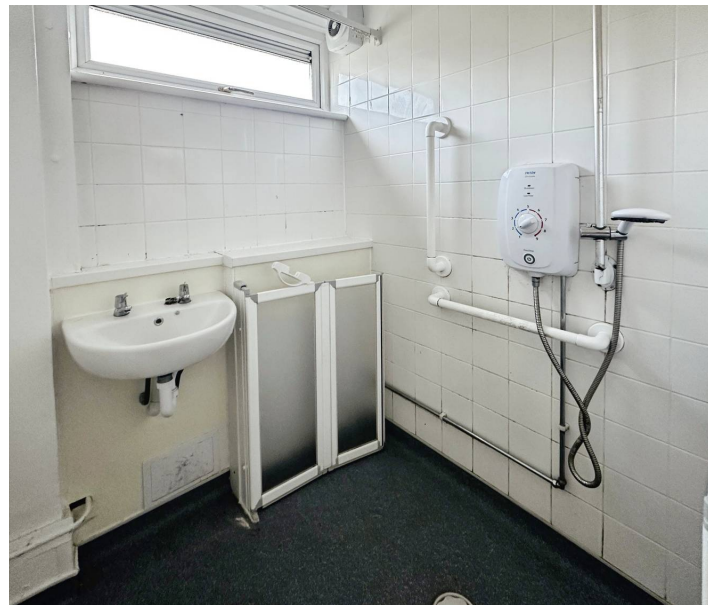
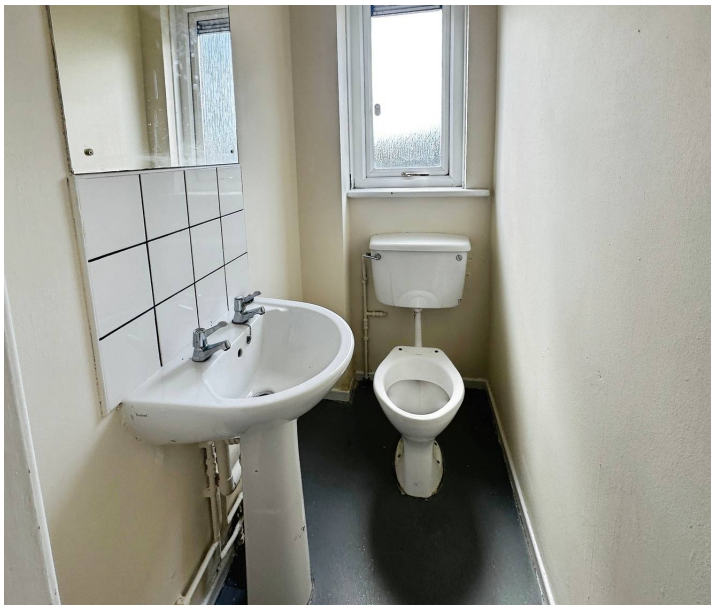
Llangynwyd, Maesteg

Welcome to this two bedroom ground floor flat, offering a fantastic opportunity for those looking to put their own stamp on a property. Set within a block of four, this flat is being sold as freehold, so you'll own the entire building (further lease details are available upon request). The property does require modernisation, making it ideal for anyone keen to take on a project or add value. Inside, you'll find a practical layout with two well-proportioned bedrooms, a comfortable living area and a kitchen that's ready for your ideas. The bathroom is functional but could benefit from updating to suit your tastes. With no onward chain, the sale can proceed quickly, making this a great option for buyers looking to move without delay. Please note, landlord responsibilities will be adopted by the new owner, so interested parties are advised to seek independent advice before proceeding. Whether you're an investor, or looking for a renovation project, this flat has plenty of potential and is ready for someone to make it their own. Don't miss your chance to view – contact us today for more information or to arrange a visit.





- Vacant 2 Bedroom ground floor flat for owner occupation
- Enclosed rear garden
- Freehold to include entire block of four. Purchaser would adopt landlord responsibilities
- Ground floor flat requires upgrading
- Further lease details upon request
- Interested parties advised to seek independent advice
- No onward chain



Entrance

Part glazed UPVC door, fuse box, storage cupboard and radiator.

Bedroom one

11' 10" x 9' 0" (3.60m x 2.75m)

UPVC window, radiator, vinyl floor and storage cupboard.

Wet room

Frosted window, centre light, anti slip flooring, wash hand basin and wall mounted electric shower.

Bedroom two

9' 5" x 9' 10" (2.86m x 3.00m)

UPVC window, radiator, vinyl floor and storage cupboard.

Hallway

Storage cupboard.

Lounge

11' 2" x 16' 11" (3.40m x 5.15m)

UPVC window and radiator.

W.C

Frosted glazed window, low level WC and wash hand basin.

Kitchen

11' 2" x 9' 4" (3.40m x 2.85m)

UPVC window, central light, wall and base units, plumbing for washing machine, space for oven and space for fridge-freezer.

Rear lobby area

Frosted glazed door leading to garden and combi boiler.

Outside

Enclosed rear garden laid to patio, two storage sheds and gate to the side of the property.

Lease details of flats within the block

9 Heol Yr Ysgol - 125 year lease from 25th February 1984. 11 Heol Yr Ysgol - 125 year lease from 23rd February 1984. 15 Heol Yr Ysgol - 125 Year lease from 23rd February 1984. All at a peppercorn rent.



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.