

Jewell
Caines



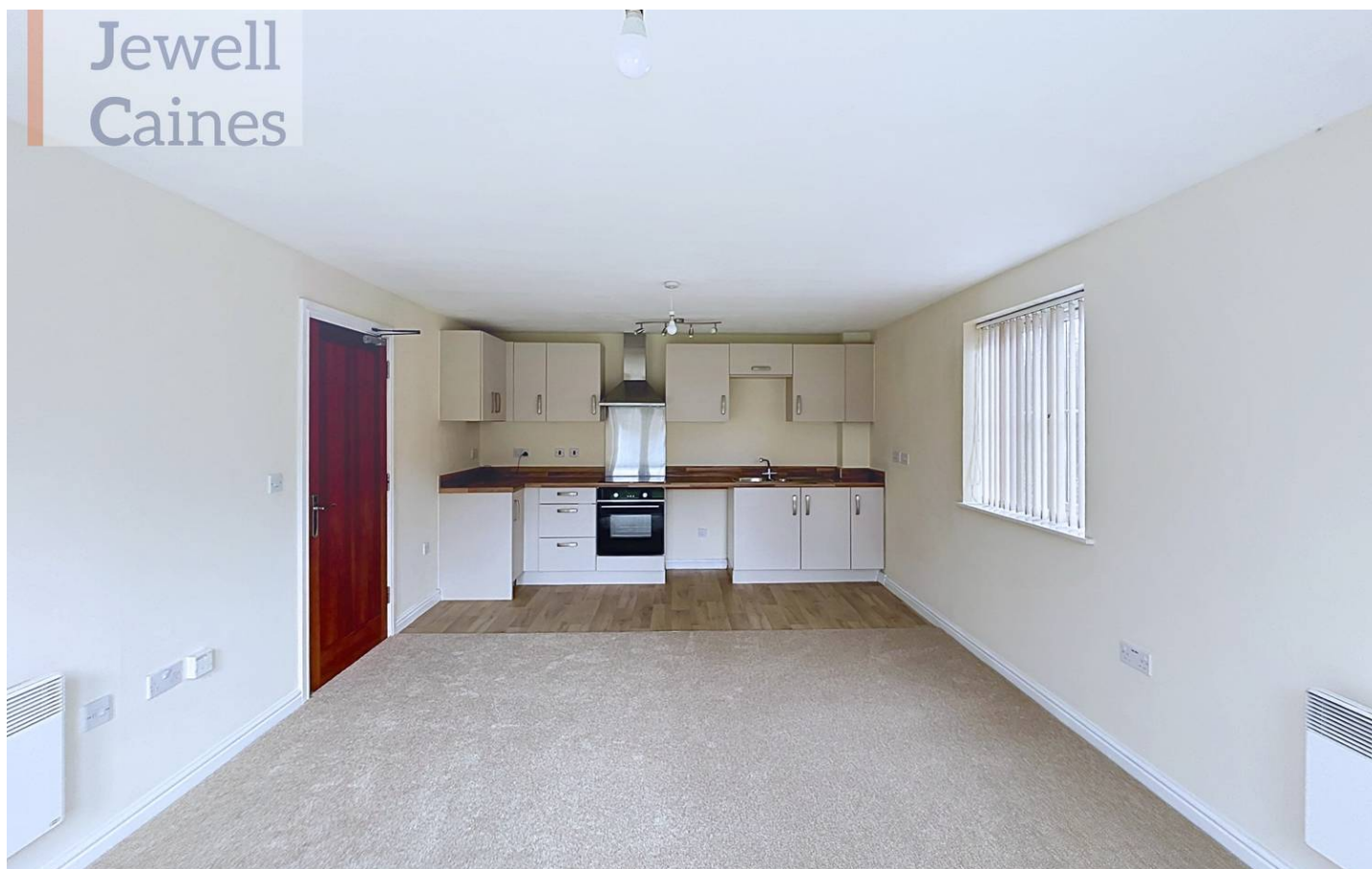
41 Wild Field, Bridgend - CF31 5FF
Bridgend

£140,000

41 Wild Field

Bridgend

Welcome to this well presented two bedroom ground floor flat, perfectly positioned in the popular area of Broadlands. The property has been fully decorated throughout and features brand new flooring, giving it a fresh and modern feel from the moment you step inside. The spacious living area provides plenty of room for relaxing or entertaining, while the well-equipped kitchen offers everything you need for day-to-day life. Both bedrooms are generously sized, making this flat ideal for first-time buyers or those looking for a smart investment opportunity. The bathroom is finished to a high standard and there's ample storage throughout the home (perfect for keeping things tidy and organised). With two allocated parking spaces, you'll never have to worry about finding a spot after a long day. Offered with no ongoing chain, this property is ready for you to move straight in and start making it your own. Located close to local shops, schools, and transport links, everything you need is right on your doorstep. Don't miss the chance to view this fantastic flat and see for yourself what makes it such a great place to call home. Book your viewing today and get ready to fall in love with your new space.





- Ground floor flat situated in Broadlands
- Two allocated parking spaces
- Fully decorated and new flooring throughout
- No ongoing chain
- Ideal first time or investment purchase
- Leasehold

Entrance

Communal entrance. Walnut effect fire door leading into the hallway.

Hallway

Centre light, smoke alarm, electric heater, fitted carpet and intercom. Large storage cupboard housing the water tank and consumer board. Doors leading off.

Kitchen / diner / lounge

19' 9" x 12' 2" (6.01m x 3.70m)

Two centre lights and spot lights, fitted carpet, two electric heaters, PVCu window overlooking the side and large French doors with glazed full height window overlooking the garden. Newly fitted carpet to the lounge / dining area and vinyl flooring in wood effect to the kitchen area. A range of wall and base units in cream with chrome handles and wooden butchers block effect laminate work tops with upstand. One and half stainless steel sink drainer with chrome mixer tap. Space for washing machine, built in oven, electric hob and overhead stainless steel extractor hood.

Bedroom 2

10' 10" x 9' 9" (3.31m x 2.98m)

Centre light, electric radiator, fitted carpet and PVCu window overlooking the garden with fitted blinds to remain.

Bedroom 1

10' 6" x 10' 0" (3.20m x 3.05m)

Overlooking the rear of the property via PVCu double glazed window with fitted blinds and finished with centre light, fitted carpet and electric radiator.



En suite

6' 1" x 5' 1" (1.85m x 1.55m)

Centre light, extractor, half tiled walls with decorative border and chrome electric towel rail radiator. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and fully tiled shower enclosure with wall mounted stainless steel electric shower with sliding door.

Family bathroom

7' 10" x 4' 9" (2.40m x 1.46m)

Centre light, extractor, electric heater, vinyl flooring in wood effect, part tiled walls with feature border and electric modern chrome towel rail. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and bath with hot and cold stainless steel taps. Mirror and bathroom cabinet to remain.

Outside

Two dedicated parking spaces and communal garden accessed via the lounge.

NOTE

Leasehold Term: 125 years from 1st January 2007 Ground Rent: TBC Service Charge: TBC

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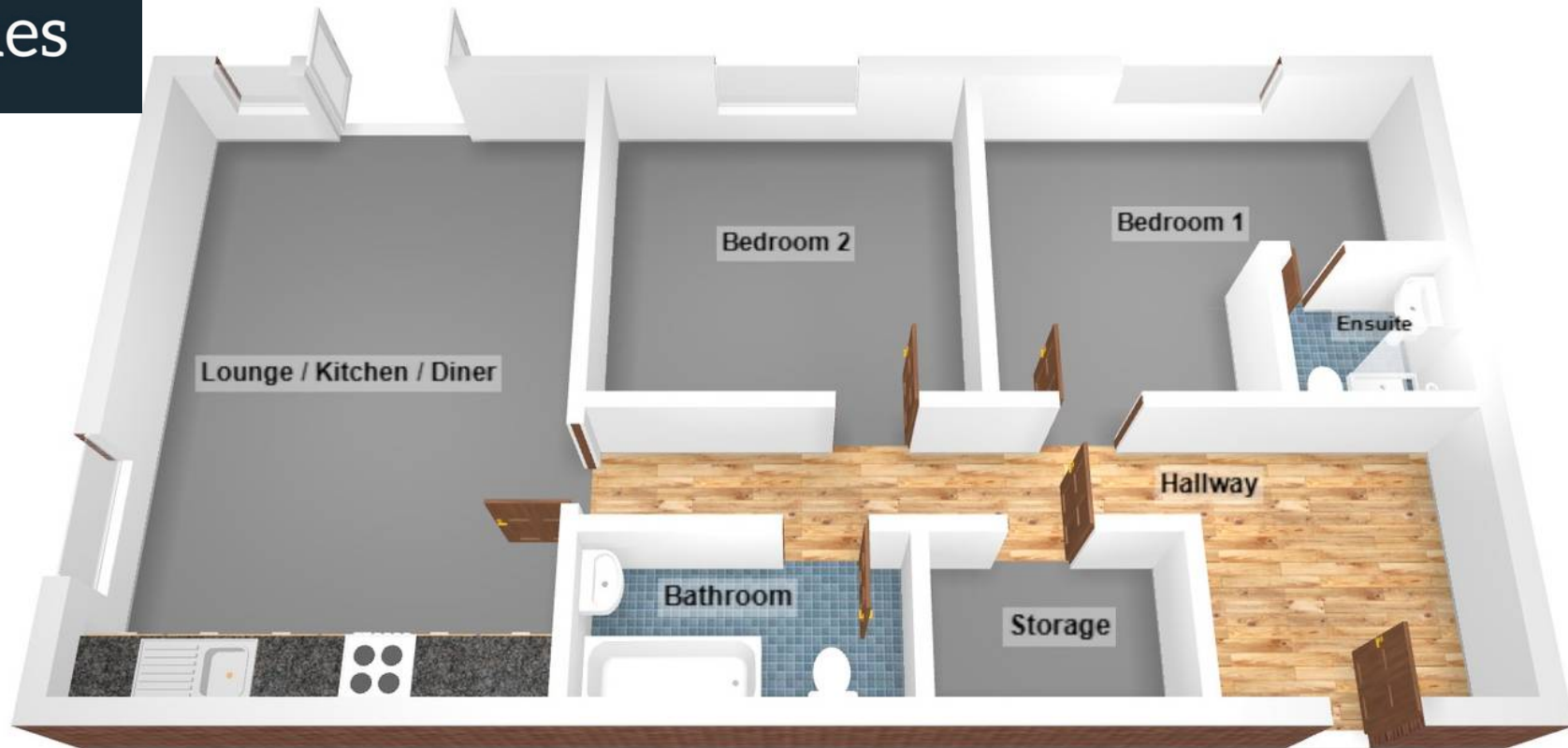
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Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

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