



25a Ffordd-y-Goedwig, Pyle - CF33 6HY

Bridgend

£92,500

25a Ffordd-y-Goedwig

Pyle, Bridgend

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY – Introducing this TWO bedroom first floor flat with a good size rear garden. The property is located close to Cynffig Primary school and is within walking distance of the retail centre of Kenfig Hill. NO ONWARD CHAIN. FREEHOLD OF BLOCK OF FOUR FLATS INCLUDED. 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). 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.

- Freehold to include entire block of four. Purchaser would adopt landlord responsibilities
- Interested parties advised to seek independent advice
- Further lease details upon request
- Two bedroom first floor flat
- Two double bedrooms
- Rear garden
- Leasehold – 125 year lease from 1987
- Ideal investment purchase/ No onward chain





Entrance

Entrance via frosted glazed PVCu front door into the entrance hallway. PVCU double glazed frosted panel to the side. Electric and gas meter boxes. Stairs to the first floor with wooden balustrade.

Landing

Access to loft storage. Doors off; Wall mounted fuse box.

Bedroom 1

10' 8" x 13' 11" (3.25m x 4.25m)
Overlooking front via PVCu double glazed window. Two double fitted wardrobes with high-level storage and a vinyl floor.

Bedroom 2

11' 0" x 9' 10" (3.35m x 3.00m)
Overlooking the rear via PVCu double glazed window. Fitted storage cupboard and a vinyl floor.

Bathroom

PVCu frosted glazed window to the rear. Central light fitting. Three piece suite with WC, wash hand basin and bath with over bath electric shower.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Lounge

15' 9" x 12' 6" (4.80m x 3.80m)

Overlooking the front via PVCu double glazed window finished with central ceiling rose, high-level feature picture rail, skirting, vinyl floor.

Kitchen / diner

12' 4" x 11' 10" (3.75m x 3.60m)

Overlooking the rear via PVCu double glazed window. Central light fitting. Vinyl floor. A range of low-level and wall mounted kitchen units in a beech effect with brushed chrome handles and a complementary roll top work surface. Inset sink with drainer. Space for cooker. Plumbing for washing machine. Space for fridge freezer. Wall mounted Worcester gas fired combination boiler.

Rear garden

Accessed via side walkway past external storage shed. Laid to lawn.

NOTE

The freehold of the entire block of four flats is included with the 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. Lease details to follow.



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.