



201, Erw Hir
Bridgend, CF31 2DE

Watts
& Morgan

201 Erw Hir

Brackla, Bridgend CF31 2DE

£110,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**** GUIDE PRICE £110,000 - £120,000 ****

A well presented two bedroom first floor apartment. This ideal first time purchase or investment property is situated in a popular development in Brackla. Conveniently located within walking distance of Bridgend Town Centre and close to local amenities, shops, schools and Junction 36 of the M4. Accommodation comprises: entrance hall, open plan living/kitchen, main bedroom with en-suite shower room, further bedroom and bathroom. Externally enjoying an allocated parking space. EPC Rating "B"

Directions

*Bridgend - 3.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via front door leading into the communal hallway with staircase leading to the first floor. No.15 is accessed off the second floor landing.

The entrance hallway offers carpeted flooring, two built-in storage cupboards with one housing . The open plan living/kitchen is a light and spacious room offering carpeted flooring in the living area and double doors opening out to a Juliette balcony and ample space for freestanding living and dining furniture.

The kitchen has been comprehensively fitted with a range of traditional wall and base units and complementary laminate work surfaces. Integral appliances to remain to include 4-ring hob, oven, grill, extractor fan, integral fridge/ freezer and space for a freestanding washing machine. The kitchen area offers vinyl flooring and tiling to the walls. Bedroom one is a good size double bedroom offering carpeted flooring, window to the rear elevation and built-in wardrobes. Leads into an en-suite shower room fitted with a 3-piece suite comprising of a shower cubicle, pedestal wash-hand basin and WC set within a vanity unit. The en-suite benefits from tiled flooring and tiled wet areas to the walls. Bedroom two is a further good size bedroom offering carpeted flooring and window to the rear elevation. The fully tiled bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower fitted and glass screen, WC and wash-hand basin set within a vanity unit.

GARDENS AND GROUNDS

The property benefits from one allocated off road parking space, communal bin store.

ADDITIONAL INFORMATION

Leasehold : 125 years from 2006

Service charge: £1112 every 6 months with water and building insurance included

Ground Rent: £75.00 every 6 months

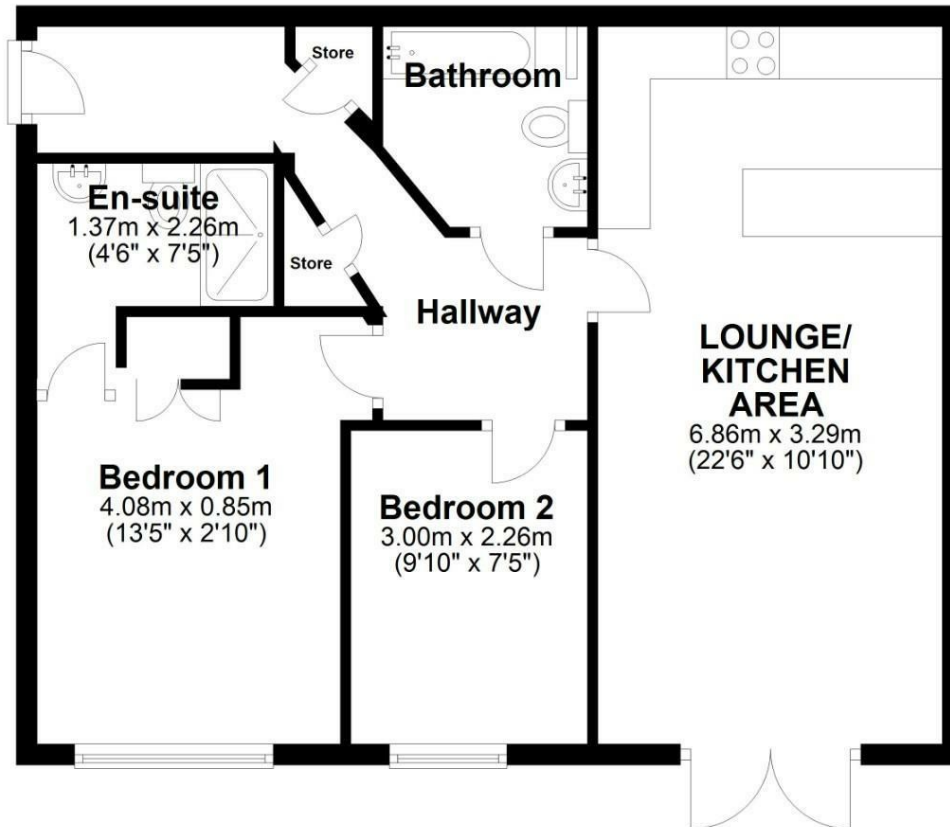
EPC- C

Council Tax band - C



Second Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

