



14, Hillsboro  
Bridgend, CF31 4DJ

Watts  
& Morgan



# 14 Hillsboro

Bridgend CF31 4DJ

**£99,950 Leasehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Offering to the market this spacious ground floor two bedroom apartment with a private rear garden. Situated in a convenient location just a short walk from Bridgend Town centre. Within walking distance of local shops, schools, amenities and close proximity to Junction 36 of the M4. This spacious apartment comprises of entrance hall, lounge, two double bedrooms, kitchen and bathroom. Externally enjoying on-road parking to the front and front and rear lawned gardens. Being sold with no ongoing chain. EPC "D"

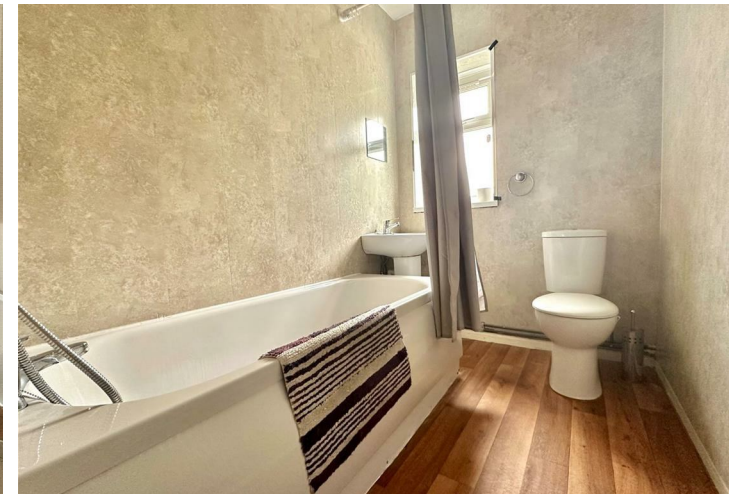
## Directions

\* Bridgend Town Centre- 1.1 Miles \* Cardiff City Centre- 21.2 Miles \* J36 of the M4 Motorway - 2.4 Miles

**Your local office: Bridgend**

T 01656 644288 (1)

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## Summary of Accommodation

### ACCOMMODATION

Accessed via a uPVC front door into the entrance hallway with vinyl flooring and all doors lead off.

The main lounge is a spacious reception room with carpeted flooring, a wall mounted electric fireplace and uPVC windows to the front.

Bedroom one is a generous size double bedroom with carpeted flooring, a built-in airing cupboard housing the gas combi boiler and windows overlooking the rear garden.

Bedroom two is a further double bedroom with carpeted flooring and windows overlooking the front.

The kitchen has been fitted with a range of coordinating wall and base units and complementary roll top laminate work surfaces. The kitchen features vinyl flooring, windows to the side and rear and a partially glazed uPVC door leading out onto the rear providing access to your garden. Integral appliances to remain include 4-ring gas hob, oven and grill. Space provided for further appliances.

The bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and dual flush WC. Further features include panelled walls, vinyl flooring and an obscured uPVC window to the rear.

### GARDENS AND GROUNDS

This property benefits from a front lawned garden and a private and enclosed lawned rear garden with a raised decked area and separate outdoor storage shed. Rights of access via neighbouring property into the garden and there is on-road parking to the front of the property.

### SERVICES AND TENURE

All mains services connected.

Leasehold – 91 years from a 125 year lease.

Ground Rent – N/A

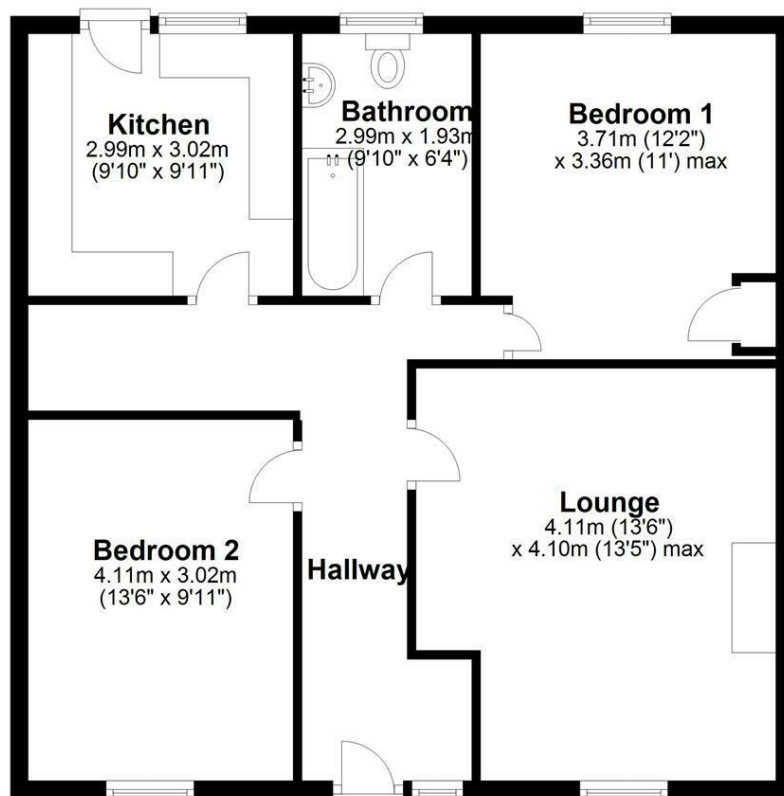
Service Charge - £ 144 annually





## Ground Floor

Approx. 70.0 sq. metres (753.2 sq. feet)

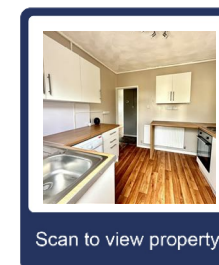


Total area: approx. 70.0 sq. metres (753.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	73
England & Wales		EU Directive 2002/91/EC



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