



16, Cae Glas  
Bridgend, CF35 5PH

Watts  
& Morgan



# 16 Cae Glas

Pencoed, Bridgend CF35 5PH

## £100,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Offering to the market this ideal investment purchase, a 2 bedroom first floor apartment in need of renovation. Set in a convenient location in Pencoed. Within walking distance to local shops, amenities and transport links. Close proximity to Junction 37 of the M4. Accommodation comprises; entrance hall. First Floor, 2 double bedrooms, kitchen, lounge, shower room and WC. Externally enjoying an integral single garage, private drive to the front, rear garden. EPC "C"

### Directions

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

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### ACCOMMODATION

Access via a uPVC door leading into an entrance hallway with a staircase leading up to the first floor. The landing offers a built-in walk-in storage cupboard and all doors lead off. The lounge is a spacious reception room with windows to the side and built-in storage. Bedroom One is a double bedroom with windows to the rear. Bedroom Two is a double bedroom with built-in storage and windows to the front. The walk-in shower room has been fitted with a shower and wash hand basin. There is a separate WC.

The kitchen has been fitted with a range of wall and base units and laminate work surfaces. Space is provided for multiple appliances and windows overlook the rear.

### GARDENS AND GROUNDS


No. 16 is accessed off Cae Glas with a driveway to the front providing off road parking leading to a single integral garage. To the rear via shared access is a garden area with an outdoor store.

### SEVICES AND TENURE

Leasehold. All mains connected.



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		
England & Wales		EU Directive 2002/91/EC 



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