



57, Wild Field  
Bridgend, CF31 5FF

Watts  
& Morgan



# 57 Wild Field

Bridgend CF31 5FF

**£139,950 Leasehold**

**2 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

A beautifully renovated 2 double bedroom ground floor apartment situated in a popular development in Broadlands. Being sold with no onward chain. The property is located just a short walk from the local shopping precinct with schools, shops and amenities. Close proximity to Newbridge Fields and Bridgend Town Centre with local transport links. This well presented accommodation comprises; communal hallway, entrance hallway, open-plan lounge/kitchen/breakfast room, bedroom one with en-suite shower room, second double bedroom and a bathroom. Externally offering 1 allocated off-road parking space, communal grounds and bin store. Chain free.

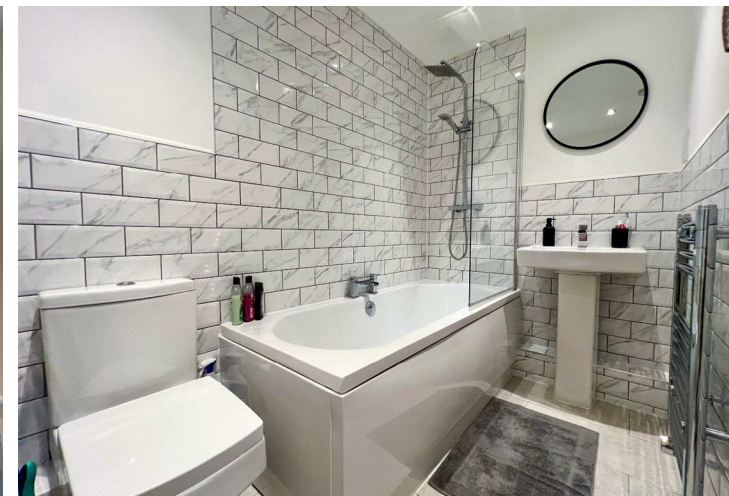
## Directions

\* Bridgend Town Centre - 1.5 Miles \* Cardiff City - 21.5 Miles \* J36 of the M4 Motorway - 3.2 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered into the communal hallway. No.57 is accessed off the ground floor. A private door opens into the main hallway with carpeted flooring, built-in storage cupboard and all doors lead off.

The open-plan lounge/kitchen is a great sized reception room with double doors opening out to the front and windows to the side. Benefitting from recessed spotlighting, laminate flooring and a central feature electric fireplace. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with a bespoke fitted breakfast bar area. Integrated appliances include; 4-ring electric hob with oven, grill and extractor fan over, fridge/freezer and dishwasher. Space is provided for a freestanding fridge/freezer. The kitchen benefits from tiled splash-backs and a stainless steel sink with drainer. There is ample space for lounge furniture.

Bedroom One is a great sized double bedroom with carpeted flooring, windows to the front and leading into an en-suite shower room. The en-suite has been fitted with a modern 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin set within a vanity unit. With tiling to the walls, tiled flooring, spotlighting and a chrome ladder radiator.

Bedroom Two is a second good sized double bedroom with carpeted flooring and windows to the front.

The bathroom is a fitted with a modern 3-piece suite comprising of a panelled bath with over-head shower and glass screen, WC and a wash hand basin. With partly tiled walls, tiled flooring, spotlighting and a chrome ladder radiator.

### GARDENS AND GROUNDS

Approached off Wild Field, no. 57 is accessed off the ground floor. There is a 1 allocated off-road parking space. There are communal gardens and grounds and bin store.

### ADDITIONAL INFORMATION

Leasehold. 125 Year lease from 2007. 107 Years remaining

Mains water and electric connected.

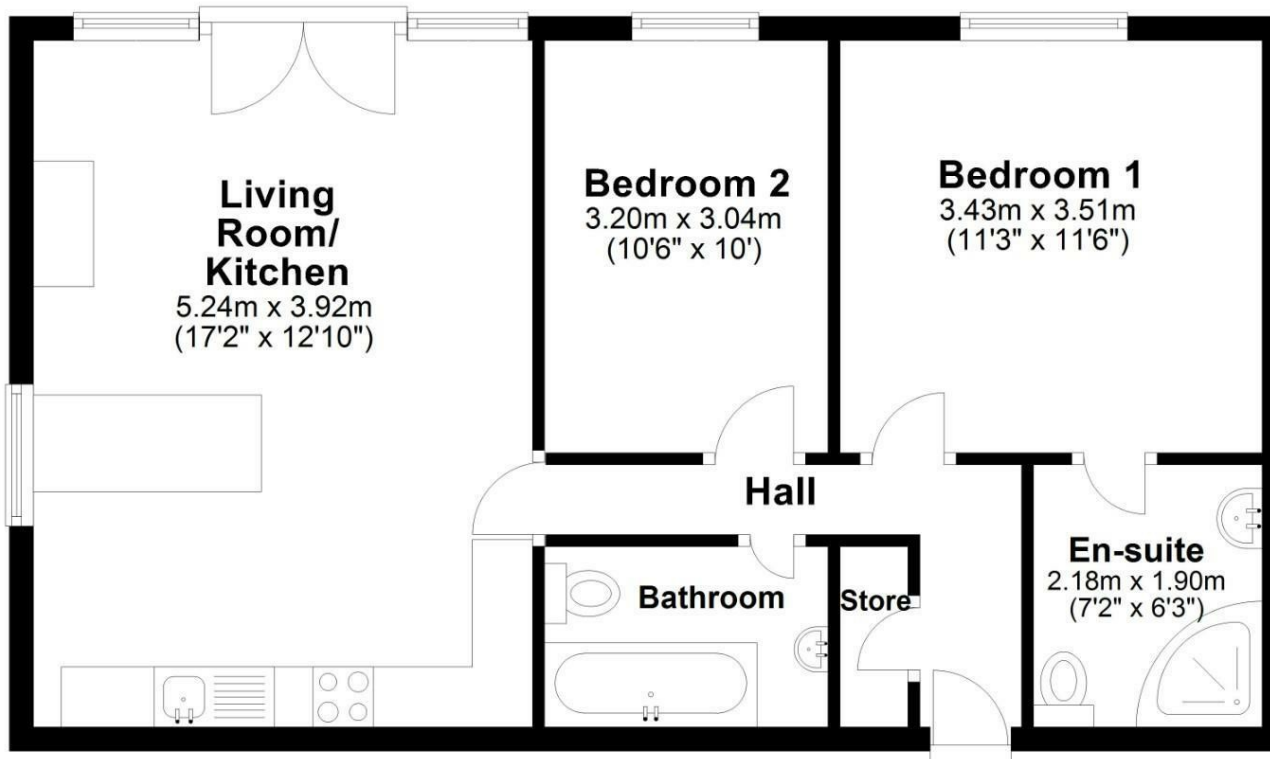
Ground Rent is £200 per annum.

Service Charge is £2,000 per annum.

EPC Rating; 'C'. Council Tax is Band 'C'.

## Ground Floor

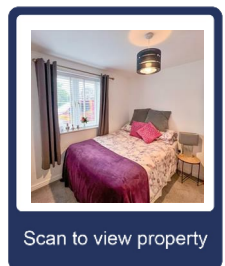
Approx. 54.6 sq. metres (587.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 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) <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
	75	83



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