



64, Wild Field
Bridgend, CF31 5FF

Watts
& Morgan

64 Wild Field

Broadlands, Bridgend CF31 5FF

£99,950 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to offer this perfect first time purchase or investment property, a well maintained one bedroom top floor apartment situated in a popular development in Broadlands. Located conveniently within walking distance of playing fields, local shops, schools and amenities. Close proximity to Bridgend Town Centre and Junction 36 of the M4. This property is being sold with no ongoing chain and benefits from allocated parking space. The accommodation comprises of communal hallway, entrance hall, double bedroom, open plan living/dining/kitchen and shower room. Externally enjoying communal gardens and allocated parking. Chain free. EPC Rating "C"

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

COMMUNAL ENTRANCE

Access into a communal hallway with stairs to all floors.

No.64 is situated off the second floor landing.

ACCOMMODATION

A private door leads into the main hallway with fitted carpet and access to a loft hatch. A built-in storage cupboard houses the hot water tank.

The bedroom is a good size double bedroom with carpeted flooring and windows overlooking communal gardens to the side.

The open plan kitchen/living room is a light and spacious living space with newly fitted carpets, windows overlooking communal gardens to the side and fully glazed French doors open out onto a Juliette balcony overlooking communal playing fields. There is ample space for freestanding lounge and dining furniture. The kitchen area has been fitted with a range of high gloss white wall and base units with complementary laminate work surfaces over. Integral appliances to remain include 4-ring electric hob, oven, grill and stainless steel extractor fan with coordinating splashback, dual bowl stainless steel sink. Space provided for a freestanding appliance and freestanding fridge freezer. The kitchen area also offers vinyl flooring and coordinating splashbacks.

The shower room has been fitted with a 3-piece suite comprising of a double walk-in shower cubicle, pedestal wash-hand basin and dual flush WC. Further features include partially tiled walls, tiled flooring, chrome towel radiator.

GARDENS AND GROUNDS

No.64 is approached off Wildfield. There is one allocated parking space outside the building. The property sits on large lawned communal grounds and benefits from a communal bin store.

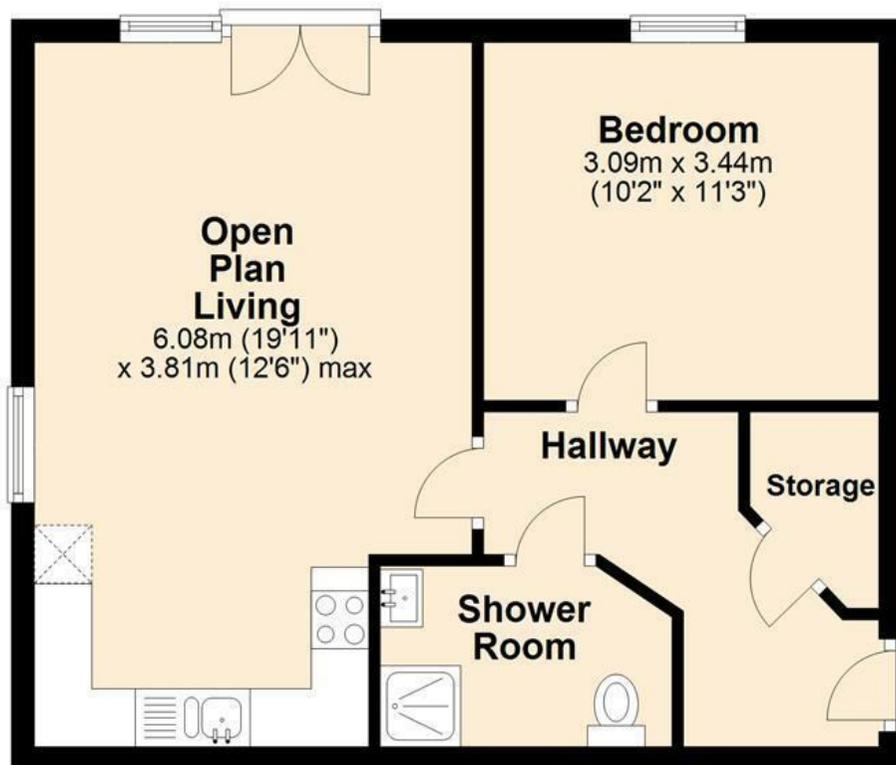
SERVICES AND TENURE

Leasehold- 109 Years remaining
Ground Rent- £200 annually
Service Charge- £1100 annually
Mains services connected.



Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 44.7 sq. metres (481.0 sq. feet)

All measurements are approximate, and for display purposes only.
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) 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		
England & Wales		EU Directive 2002/91/EC

77 → 83



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