



14, Maes Dewi Pritchard
CF31 2ET

Watts
& Morgan

14 Maes Dewi Pritchard

Brackla, CF31 2ET

£100,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

****GUIDE PRICE £100,000 - £110,000****

Offering to the market this ideal investment or first time purchase. A spacious two bedroom second floor apartment situated in a popular area in Brackla. This property is located in a convenient location within walking distance of Bridgend Town Centre. Close to local schools, shops, amenities and Junction 36 of the M4. Accommodation comprises; entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Externally enjoying one allocated parking space and communal gardens. Being sold with no ongoing chain. EPC Rating; 'D'

Directions

* Bridgend Town Centre- 1.8 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 1.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Front door leads into the communal hallway and no. 14 is accessed off the second floor landing.

The entrance hallway into the apartment offers carpeted flooring and access to the loft hatch.

The living room is a light reception room with carpeted flooring, double doors opening out onto a Juliette balcony and an archway leads into the kitchen.

The kitchen has been fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. Also benefitting from a window to the side, partially tiled walls and tiled flooring. Integral appliances to remain include; fridge with small freezer, oven, grill, 4-ring hob and extractor fan and dual bowl stainless steel sink.

There are two double bedrooms; both with carpeted flooring and windows to the side.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash hand basin. Also benefitting from tiled splash-backs, vinyl flooring, window to the rear and a built-in storage cupboard with shelving and housing the hot water cylinder.

GARDENS AND GROUNDS

The is 1 allocated parking space to the front of the property.

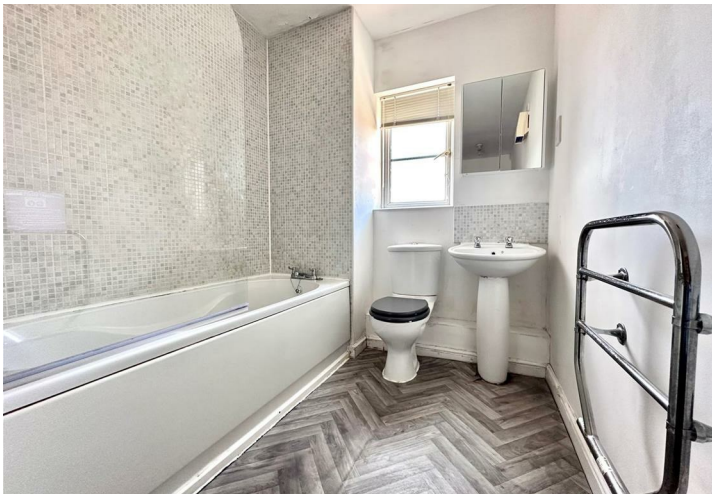
SERVICES AND TENURE

Leasehold. 101 years remaining. £200 Annual ground rent. £1000 annual service charge.

All mains services connected.

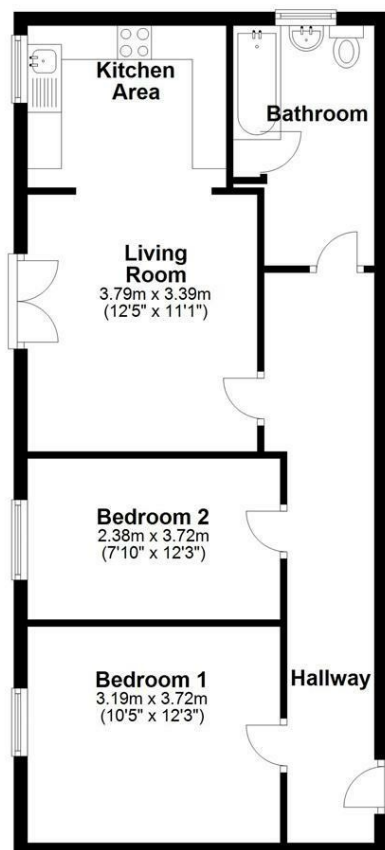
EPC Rating; 'D'.

Council Tax is Band C



Ground Floor


Approx. 61.5 sq. metres (662.0 sq. feet)

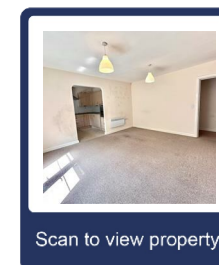


Total area: approx. 61.5 sq. metres (662.0 sq. feet)

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) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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