

14 Caer Castell House, Coychurch Road

Bridgend, CF31 2DL

Watts & Morgan

14 Caer Castell House Coychurch Road
Bridgend CF31 2DL

£120,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An ideal first-time purchase or investment opportunity, this well-presented two-bedroom first-floor apartment is situated within a popular residential development in Brackla and is offered for sale with no onward chain. Conveniently located within close proximity to local shops, schools, everyday amenities, and Bridgend Town Centre, the property also benefits from excellent transport links, with easy access to Junction 36 of the M4 motorway.

The accommodation briefly comprises an entrance hallway, a spacious open-plan kitchen/living room, two bedrooms, and a bathroom. Externally, the property benefits from two allocated off-road parking spaces.

Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a secure communal entrance, a staircase leads to the second floor where No. 14 is accessed through a PVC front door into a welcoming entrance hallway. The hallway features carpeted flooring and benefits from two useful built-in storage cupboards. The open-plan kitchen/living room provides a bright and sociable living space, with carpeted flooring to the lounge area and vinyl flooring to the kitchen. Double doors open onto a Juliet balcony, allowing plenty of natural light to flood the room. The kitchen is fitted with a range of wall and base units with complementary work surfaces over and incorporates a breakfast bar for casual dining. Integrated appliances include an oven, hob, and extractor hood, while additional space is provided for a freestanding fridge/freezer and washing machine. Bedroom One is a generous double bedroom featuring carpeted flooring, built-in wardrobes, and a window to the front elevation. The room also benefits from a modern en-suite shower room fitted with a shower enclosure, WC, and wash hand basin. Bedroom Two is a further double bedroom with carpeted flooring and a front-facing window. Completing the accommodation is the family bathroom, fitted with a panelled bath, WC, and wash hand basin.

GARDENS AND GROUNDS

No.14 Caer Castell House benefits from two allocated parking spaces.

ADDITIONAL INFORMATION

Leasehold - 125 Year lease from 2006, 105 Years remaining.
Ground Rent- £100 annually
Service Charge annually - £2269
EPC “C”.
Council Tax Band “B”.

AML

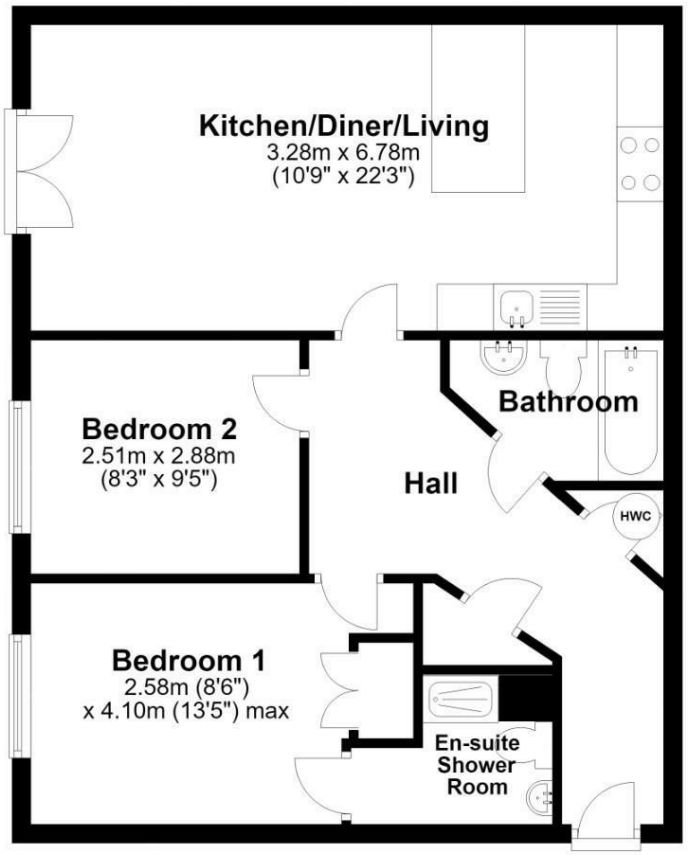
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

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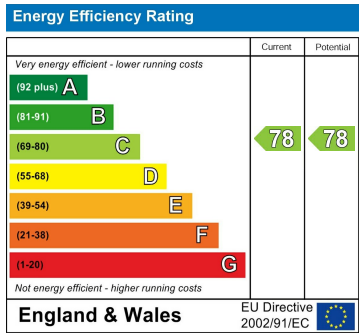

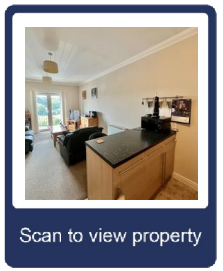

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