

57 Wild Field
Bridgend
Bridgend County.
CF31 5FF

124,995



- Ground Floor Apartment
- Spacious accommodation
- Open plan living
- Two Double Bedrooms
- En-suite
- Allocated Parking Space
- NO ON-GOING CHAIN
-



Ref: PRA11625

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious ground floor two double bed roomed apartment located in Broadlands & is being sold with no ongoing chain. The property has uPVC double glazing, electric storage heaters, all carpets and blinds are to remain, the property also benefits from having an allocated parking space. The property has good access to all local facilities and amenities including the Broadlands Shopping Centre, Maes Yr Haul Primary School and Porthcawl and Bridgend Town Centres with all their facilities and amenities including the main line train station at Bridgend. The property also has good access to Junctions 35 and 36 of the M4 motorway.

The property comprises: - Hallway; Open-Plan Lounge/Kitchen/Diner; Master Bedroom with En-suite one further double bedroom; Family Bathroom.

Accommodation

Ground Floor Apartment

Entrance

Communal entrance

Hallway

'L' shaped hallway with fitted carpet, skimmed ceiling with chrome spotlighting, door to the left with chrome fittings leading into a storage cupboard with ample storage, wall mounted electric heater.



Open-Plan Lounge/Kitchen/Diner (18' 6" x 13' 1") or (5.65m x 3.99m)

Feature uPVC patio doors to the front, uPVC window to the side, fitted carpet, skimmed ceiling, vinyl floor area with a range of base and wall units in high gloss ivory with chrome fittings, one and a half stainless steel sink unit, ceramic hob, electric oven, chrome splashback, chrome cooker hood, plumbed for automatic washing machine, integrated fridge and freezer and slimline dishwasher, skimmed ceiling with chrome spotlighting in the kitchen area, wall mounted electric heater.



Master Bedroom and En-Suite (11' 6" x 10' 10") or (3.51m x 3.30m)

uPVC double glazed window to the front, fitted carpet, skimmed ceiling, one radiator, door leading into: -



En-Suite

Three-piece suite white fully tiled shower cubicle, tiled walls, vinyl flooring, chrome heated towel rail, skimmed ceiling.



Bedroom 2 (9' 5" x 11' 1") or (2.86m x 3.37m)

uPVC window to the front, fitted carpet, wall mounted electric heater, skimmed ceiling.



Family Bathroom

Three-piece suite in white with chrome fittings, fully tiled around the sink, WC and bath area, fitted carpet, chrome heated towel rail, skimmed ceiling, extractor fan.

Tenure

***Ground Rent Approx Â£200 Per Annum.

***Service Charge Approx Â£1,150 Per Annum (includes buildings insurance).

***Lease Length: 125 years from 2007.

***Ground Rent & Service charge Broken down over 12 months would be Approx Â£112.50 per month.

Services

Mains drainage, mains water, mains electricity

EPC Rating:75

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.