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62 Wild Field Bridgend CF31 5FF

125,000



- First Floor Apartment
- · Two Double Bedrooms
- · uPVC Double Glazed Windows
- Electric Storage Heaters
- En-suite Shower Room
- · Communal Garden
- NO ONGOING CHAIN









Ref: PRA11647

Viewing Instructions: Strictly By Appointment Only



General Description

Gareth I. Edwards are pleased to present this first floor two bedroomed apartment located on Broadlands which is a very popular residential location to the West of Bridgend Town Centre. There is good access to the A48 with routes to Bridgend and Porthcawl and good access to the M4 motorway at junctions 35, 36 & 37. Broadlands facilities include Maes-Yr-Haul Primary School, the District Shopping Centre with a variety of stores and services including Café Bars, etc. The property has uPVC double glazing and electric storage heaters and is being sold with No On Going Chain.

The property comprises: - GROUND FLOOR: - Communal Entrance with stairs up to the FIRST FLOOR: Communal Landing - Door to Inner Hallway and Door into Entrance Hall; Open-Plan Lounge/Kitchen; Master Bedroom with En-suite Shower Room; Bedroom Two; Bathroom. OUTSIDE: - Communal garden with parking for one vehicle.

Accommodation



Entrance

The property is accessed through the communal area with a door leading into a 'L' shaped entrance hall with a further door leading into an airing cupboard housing the hot water tank and storage. Storage heater, fitted carpet and doors off to the following:-

Open - Plan Living Room/Kitchen Areas (18' 1" x 12' 9") or (5.51m x 3.88m)



Living Area

uPVC double glazed French doors to the front plus a uPVC double glazed panel, Juliet wrought iron veranda, skimmed ceiling, fitted carpet, electric storage heater.



Kitchen Area

Range of units which includes an inset one and a half bowl stainless steel sink unit set in work surface areas with splashbacks, floor cupboards which incorporate a five draw unit, wall cupboards, inset four ring electric hob, stainless steel splashback, extractor hood with under oven beneath, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, uPVC double glazed window to the side.



Master Bedroom (10' 10" x 10' 8") or (3.30m x 3.26m)

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En Suite Shower Room (5' 11" x 5' 6") or (1.80m x 1.67m)

Three-piece suite comprising of a corner shower cubicle, pedestal wash hand basin, low level WC, shower area is tiled, half tiled walls, skimmed ceiling, heated towel rail, carpet, electric shaving point.



Bedroom 2 (10' 11" x 9' 3") or (3.32m x 2.81m)

uPVC double glazed window to the front, skimmed ceiling, fitted carpet, electric storage heater.



Bathroom (8' 3" x 4' 11") or (2.52m x 1.51m)

Three piece suite in white comprising of a panelled bath, pedestal wash hand basin, low level WC, half tiled walls, skimmed ceiling, electric convector heater, fitted carpet, heated towel rail.



Outside

Communal gardens and parking for one vehicle.

Services

Mains electricity, mains water, mains drainage

EPC Rating:78

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.