

59 Wild Field
Bridgend
Bridgend County.
CF31 5FF

117,500



- First Floor One Bedroom Apartment
- Light & Airy Open Plan Living
- Popular Location
- uPVC Double Glazing & Electric Heaters
- Parking Space & Communal Garden
- *MANAGEMENT FEES PAID FOR 2025*

Ref: PRA11940

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to present this spacious first floor 1 bedroom apartment, located in this sought after residential area of Broadlands which lies to the West of Bridgend. The property is leasehold with a 125 year lease from 2007 with 107 years unexpired. The apartment is light and airy with uPVC double glazing, electric storage heaters and fitted carpets with one allocated parking space and communal garden. Located within access of a range of facilities and amenities including the local shopping precinct, Maes-Yr-Haul Junior School together with good access to A48 with routes East & West to Junction 37 & 35 of the M4 Motorway. The property is currently tenanted and can be sold with the tenant in situ or alternatively, be sold with Vacant Possession.

THE ACCOMMODATION COMPRISES: Entrance Hall, Open-Plan Living/Dining/Kitchen, Master Bedroom & Bathroom. Outside: Parking Space and Communal Garden.

Accommodation

Ground Floor



Communal Entrance

Access to the property via a communal front door with intercom system for visitors.

First Floor



Entrance Hall

Skimmed ceiling, fitted carpet, electric wall mounted heater, door leading into storage and airing cupboard housing the hot water tank. Doors leading into the following:-



Open-Plan Living/Dining/Kitchen (20' 1" x 12' 6") or (6.11m x 3.81m)



Living/Dining Room

uPVC double glazed doors with full side panel opening up and looking down onto the communal rear garden with a southerly aspect, skimmed ceiling, electric heater, fitted carpet, uPVC double glazed window to the side.



Kitchen Area

A range of kitchen units including a one and a half bowl stainless steel sink unit set in work surface areas with splashback. Floor cupboards incorporating a five drawer unit, space for a fridge/freezer, space and plumbing for washing machine, inset four ring electric hob with under oven, stainless steel splashback, stainless steel cooker hood, vinyl flooring.



Master Bedroom (11' 3" x 10' 1") or (3.43m x 3.08m)

Skimmed ceiling, fitted carpet, electric heater, uPVC double glazed window to the rear.



Bathroom

Three-piece suite comprising a panel bath, pedestal wash hand basin, low level W.C. Walls are half tiled with full tiling to the bath, shower unit located over the bath with a shower screen, skimmed ceiling, extractor fan, above door electric heater, heated towel rail, tiled floor.



Outside

Communal garden which is accessed by the ground floor rear door, one allocated parking space to front.

Maintenance Fee

The maintenance fees are £1,100 per year which can be paid annually, or monthly at £91.67 per month.

Services

EPC Rating:81

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C





GARETH L. EDWARDS
ESTATE AGENT VALUER ESTABLISHED 1968

**FOR YOUR FREE,
NO OBLIGATION VALUATION,
CALL US NOW ON:**

01656 653274

**50 YEARS OF SELLING
YOUR HOME**

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92+) A			(92+) A		
(81-91) B	81	86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC 				England, Scotland & Wales EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.