



31A Coity Road
Bridgend, CF31 1LT



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£125,000 Leasehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

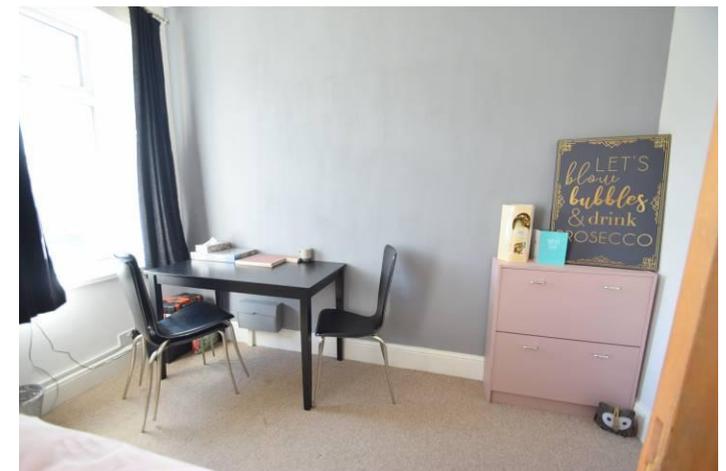
Watts & Morgan are pleased to present to the market this three double bedroom first & second floor flat located close to Bridgend Town Centre. Within walking distance to local amenities, Princess of Wales Hospital and conveniently located to J36 of the M4. Accommodation comprises; kitchen, bathroom room, WC, lounge and a double bedroom. Second floor landing and two good sized double bedrooms. Externally enjoying a private driveway with space for 4 vehicles and an enclosed garden predominantly laid to lawn with patio area ideal for garden furniture. Offering no on-going chain. EPC Rating "E."

- Bridgend Town Centre 0.5 miles
- Cardiff City Centre 22.5 miles
- M4 (J36) 1.6 miles

Your local office: Bridgend

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Summary of Accommodation

FIRST FLOOR

Entrance via a wrought iron staircase through a partly glazed uPVC door into the kitchen which has been fitted with a range of shaker style wall and base units with co-ordinating work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob with extractor fan over. Space and plumbing has been provided for white goods and for a freestanding fridge freezer. Further features include a uPVC window to the rear elevation, laminate flooring and space for a breakfast area. The hallway offers carpeted flooring, an under stairs storage and all doors lead off.

The fully tiled bathroom has been fitted with a 3-piece suite comprising; panelled bath, corner shower cubicle and wash-hand basin. Further features include tiled flooring, a heated towel rail and an obscured uPVC window to the side elevation.

A separate 2-piece WC.

The lounge is a generous sized reception room offering carpeted flooring, two uPVC windows to the front elevation and ample space for freestanding furniture.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding furniture.

SECOND FLOOR

The first floor landing offers carpeted flooring and a uPVC window to the rear elevation.

Bedroom two is a fantastic sized double bedroom offering carpeted flooring and a Velux window.

Bedroom three is a further double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

GARDENS AND GROUNDS

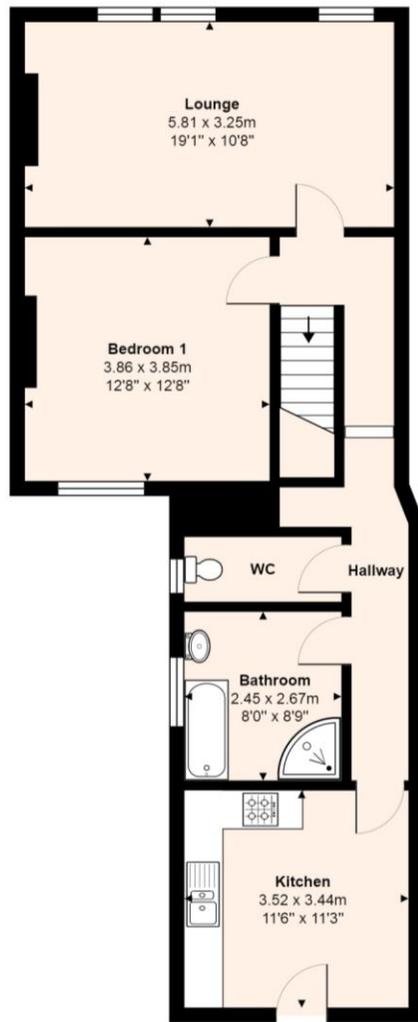
No.31A is accessed off Coity Road via a rear lane providing parking for 4 vehicles with a garden predominantly laid to lawn with a patio area ideal for garden furniture.

SERVICES

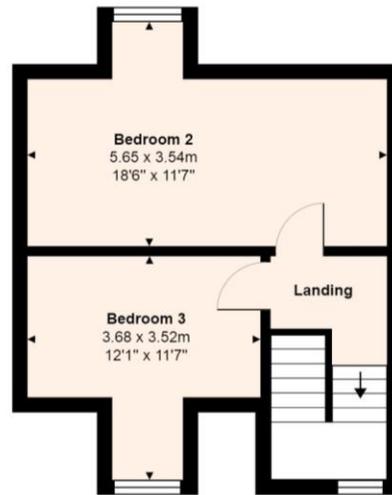
All mains services connected. We have been informed by the vendor that the ground rent is £25 per annum.

TENURE

The property is leasehold with a lease of 999 years from 1985. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.



Ground Floor

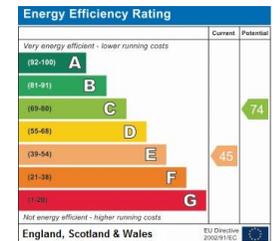


1st Floor

31A Coity Road
 Total Area: 103.3 m² ... 1112 ft²
 All dimensions are for display only.



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.



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