



9 Ty Caer Castell, Erw Hir  
Coychurch Road, CF31 2DL





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**£115,000** Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Room**

Watts and Morgan are pleased to present to the market this first floor spacious two bedroom flat located in Brackla. Within walking distance to local amenities, Tremains Primary School and the Triangle Shopping Precinct. Accommodation comprises; entrance hall, open plan kitchen/diner/living, double bedroom with en-suite shower room, a comfortable single bedroom and family bathroom. Externally benefitting from landscaped communal garden, numbered allocated parking and communal bin storage. Offering no on-going chain. EPC Rating 'B.'

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- Bridgend Town Centre 0.5 miles
- Cardiff City Centre 25.4 miles
- M4 (J36) 2.0 miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ENTRANCE

Entrance via a wooden fire door from the communal hallway into the welcoming hall offering carpeted flooring, a convection heating radiator, a cupboard housing the economy seven hot water tank and an additional cupboard for storage.

The kitchen/diner/living is an open plan living space with carpeted flooring, uPVC patio doors to rear elevation leading onto a Juliet style balcony. The kitchen has been fitted with a range of "Shaker-Style" wall and base units with laminate work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over, integral fridge freezer, washing machine and dishwasher. Further features include laminate flooring, a breakfast bar with space for high stools, tiled splashback and a stainless steel sink unit.

Bedroom one is a good-sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a fitted wardrobe.

Leading into a 3-piece en-suite shower room comprising walk-in shower cubicle, wash hand basin and WC. Further features include partly tiled walls and vinyl flooring.

Bedroom two is a comfortable single bedroom offering carpeted flooring and a uPVC window.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC.

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### GARDENS & GROUNDS

Ty Caer Castell benefits from landscaped communal garden areas, numbered allocated parking space's for each apartment, visitors parking and communal bin storage.

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### SERVICES & TENURE

Services are Mains Electric, Water, Sewerage connected.

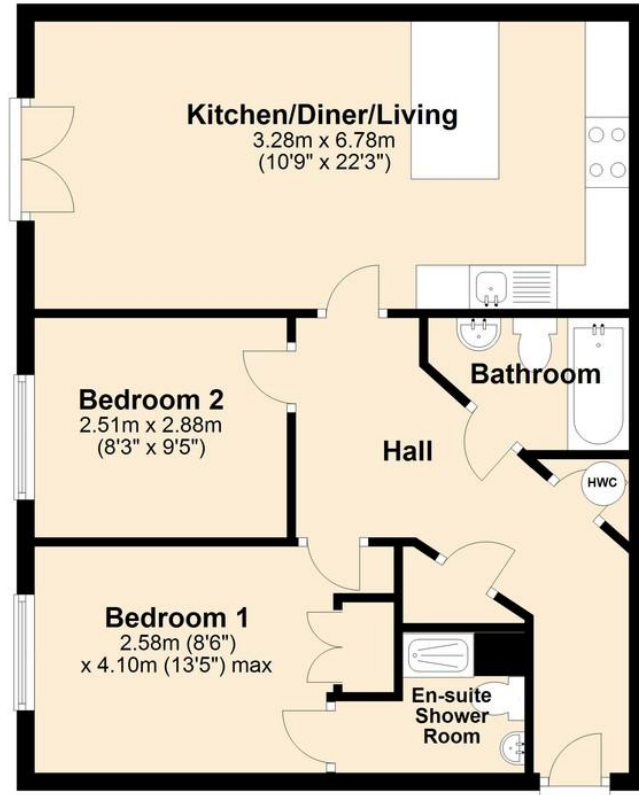
Tenure is Leasehold - 125 Year lease from 2005.

We are informed by the vendor that there is a service charge of approx. £985 every six months and ground rent of £75 every six months which includes; water, rates, communal areas and building insurance.

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## Ground Floor

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



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

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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