



## 50 Ffordd Cadfan, Bridgend

£125,000 Leasehold

NO ONGOING CHAIN • First Floor Two Bedroom Apartment • Spacious Lounge With Juliette Balcony • Fully Fitted Kitchen • Bathroom Plus Ensuite To Master Bedroom • Secure Communal Entrance • New Carpets & Decorated Throughout • Two Allocated Parking Spaces • Easy Access To M4, Railway Station & Town Centre





Modern first floor 2-bed apartment in Brackla with new kitchen, ensuite, Juliet balcony, parking, communal gardens, and no chain. Close to M4, shops, and hospital. Ideal for first-time buyers.

Council Tax band: C

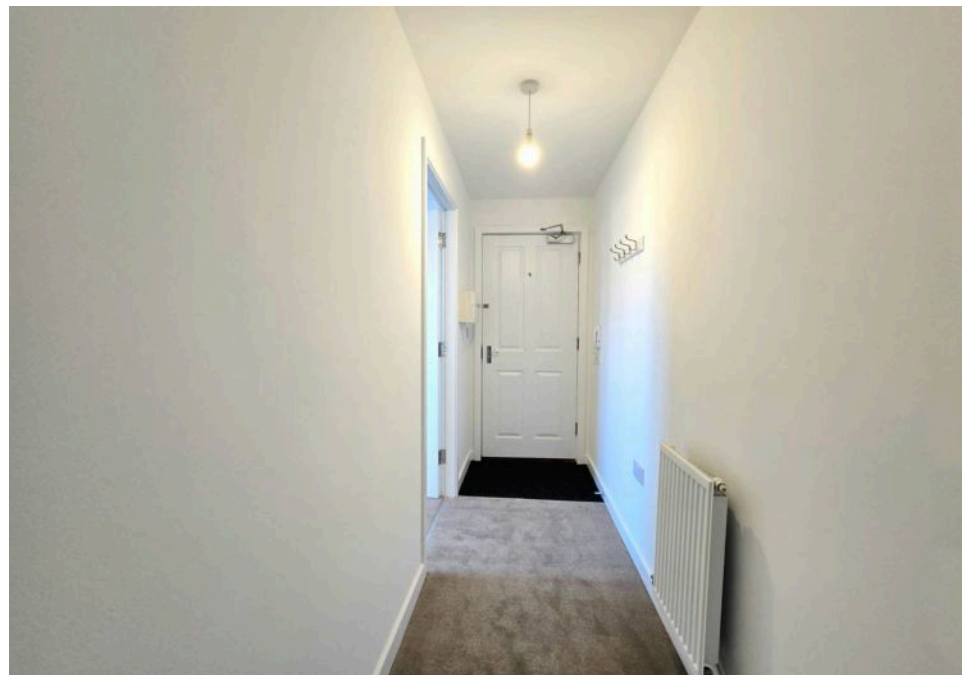
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- First Floor Two Bedroom Apartment
- Spacious Lounge With Juliette Balcony
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### **Communal Hall**

Enter via security door with intercom into a communal foyer which is nicely presented with carpets and painted skimmed walls. Staircase leading to number 50.

### **Hallway**

Skimmed walls and ceiling fitted carpets. Doors leading to all rooms. Intercom. Radiator. Storage cupboard.

### **Lounge / Diner**

13' 1" x 10' 3" (4.00m x 3.12m)

A lovely light and airy freshly decorated room with skimmed walls and ceiling with centre spot lights. Fitted carpets. UPVC French doors opening onto a Juliette balcony looking out onto communal gardens. Radiator. Square arch leading into kitchen area.



### **Kitchen**

9' 8" x 7' 8" (2.94m x 2.33m)

A fully fitted modern kitchen which comprises of a range of wall and base units to include inset draws, coordinating work surfaces plus a stainless steel sink with mixer tap and drainer. Cupboard housing the central heating boiler. Integrated gas hob with extractor over and electric oven. Plumbing for washing machine and space for tall fridge freezer (both these items can remain if required). Skimmed walls and ceiling with spot lights. Vinyl flooring. UPVC double glazed window with pleasant views out to the rear communal gardens.

### **Bedroom One**

11' 9" x 7' 10" (3.59m x 2.40m)

Situated to the front of the apartment with UPVC double



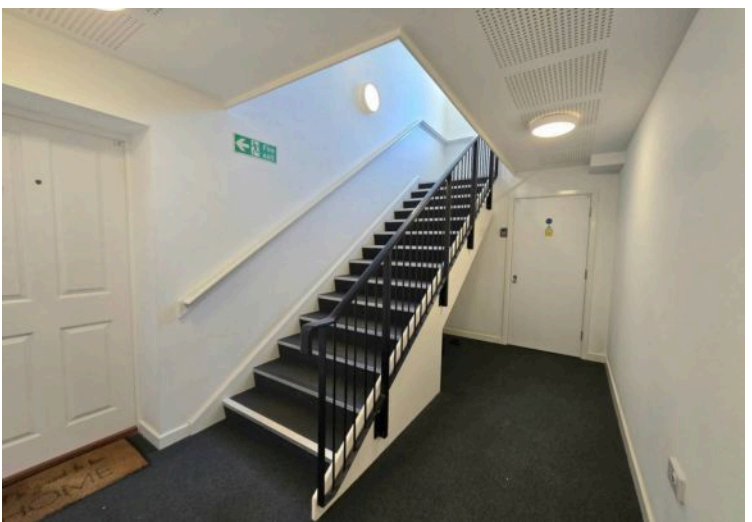
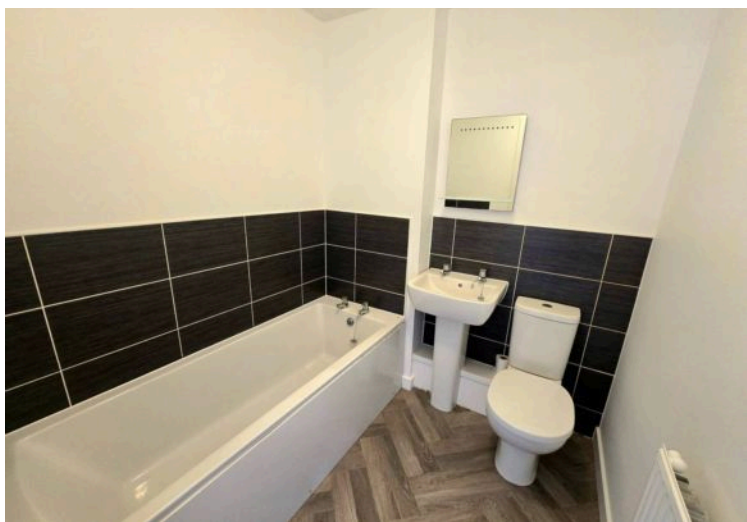


## GARDEN

Communal gardens.











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