



44 Ffordd Cadfan
Bridgend, CF31 2DP



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£118,500 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this well presented Two Bedroom ground floor apartment in Bridgend. Conveniently located to Bridgend Princess of Wales Hospital and within walking distance to Bridgend town centre and McArthur Glen Retail Outlet. Accommodation comprises; Entrance Hallway, open plan Kitchen/Dining/Living room, Two double bedrooms and a Bathroom. Externally enjoying one allocated car parking space. Offering no on-going chain. EPC Rating "B".

- Bridgend Town Centre 1.3 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 1.9 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance via a timber door into the entrance Hallway offering carpeted flooring and storage cupboard.

The open plan Kitchen/Dining/Living room has been fitted with a range of shaker style wall and base units with vinyl work surfaces. Integral appliances to remain include; oven and grill, 4-ring gas hob and extractor fan over. Space and plumbing has been provided for white goods and for a freestanding fridge freezer. Further benefiting from vinyl flooring, a uPVC window to the side elevation and a cupboard housing the combi boiler. The Dining area offers ample space for freestanding furniture and the Living area offers continuation of laminate flooring and uPVC patio doors with a Juliette balcony.

Bedroom One is a good sized double bedroom offering carpeted flooring, ample space for freestanding furniture and a uPVC window to the side elevation

Bedroom Two is a further double bedroom offering carpeted flooring, ample space for freestanding furniture and a uPVC window to the side elevation.

The Bathroom has been fitted with a 3-piece suite comprising; corner shower cubicle with rainfall shower over, wash-hand basin and WC. Further benefiting from partly tiled walls, vinyl flooring and an obscured uPVC window to the side elevation.

GARDENS AND GROUNDS

Externally the property benefits from One allocated car parking space.

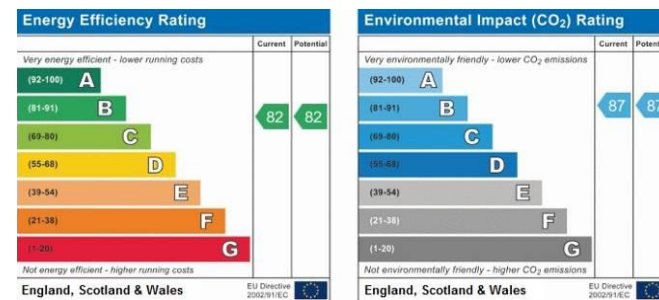
SERVICES

All mains services connected. We have been informed by the vendor that the Service Charge is currently approx. £900 per annum.

TENURE

The property is leasehold with a lease of 999 years from 01.01.2017. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.

AWAITING FLOORPLAN



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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