



5 Church Bell Sounds
Cefn Glas, Bridgend, CF31 4QH



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£115,000 Leasehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to offer to the market this two-bedroom immaculate second floor apartment situated in Cefn Glas. An ideal starter home, newly redecorated throughout, new kitchen and flooring. Within walking distance of Bridgend Town Centre and local amenities. Accommodation comprises; entrance hallway with large storage cupboard open plan lounge/kitchen with appliances, two bedrooms one with fitted storage and a modern newly fitted bathroom. Benefitting from an allocated parking space and three visitor parking spaces. Viewing highly recommended. Offering no ongoing chain. EPC Rating 'C'.

- Bridgend Town Centre 1.4 miles
- Cardiff City Centre 23.4 miles
- M4 (J36) 1.8 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Communal entrance door leads into the foyer with a staircase leading up to the second floor where number 5 can be found on the right hand side.

Entered via a composite door into the spacious hallway offering wood strip effect grey flooring and a large storage cupboard with a loft hatch. All newly glossed doors lead off.

The main open plan reception room is a light and airy space offering two uPVC windows to the front and side aspect enjoying views across Bridgend. Continuation of laminate flooring.

Opening into the kitchen area which has been fitted with brand new high gloss grey wall and base units with laminate work surfaces. Appliances to remain to include; a 4-ring gas hob and extractor hood and inset fan oven with grill, freestanding washing machine and dishwasher to remain. Further benefitting from a stainless steel sink unit with drainer. One cupboard houses the boiler. Wine rack to remain. Space for a free standing fridge freezer available.

Bedroom one is a light and airy double bedroom with newly fitted carpeted flooring. A uPVC window with views over Bridgend and the countryside and a triple fitted wardrobe.

Bedroom two is a comfortable single room offering uPVC window with views and carpeted flooring.

The bathroom has been fitted with a modern white suite comprising; panelled bath with chrome waterfall/handheld shower over, wash hand basin and WC. Enjoying predominantly high gloss tiled walls, a chrome heated towel rail and an additional large storage cupboard.

GARDENS & GROUNDS

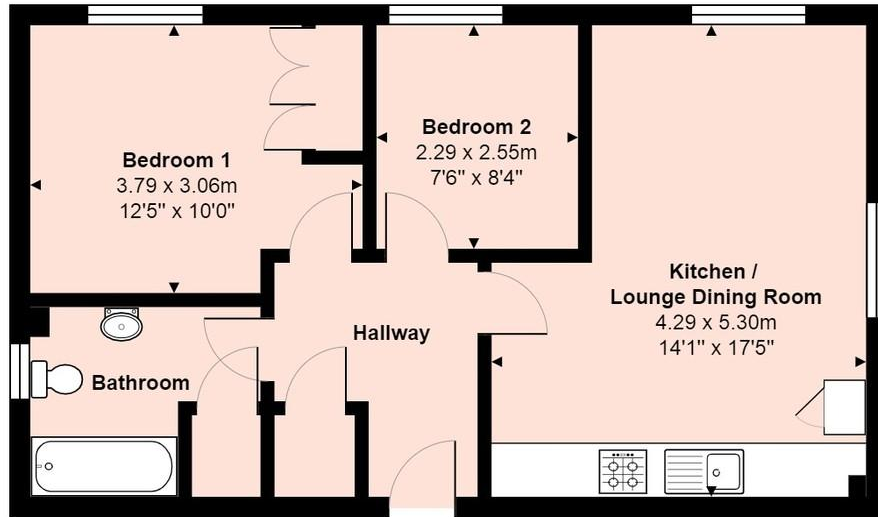
No. 5 benefits from an allocated parking space along with three visitor parking slots. There is a communal bin store.

SERVICES

We have been informed by the vendor that the Service Charge is currently approx. £1,316 per annum and the Ground Rent is approx. £100 per annum.

TENURE

The property is leasehold with a lease of 125 years from 2005. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.

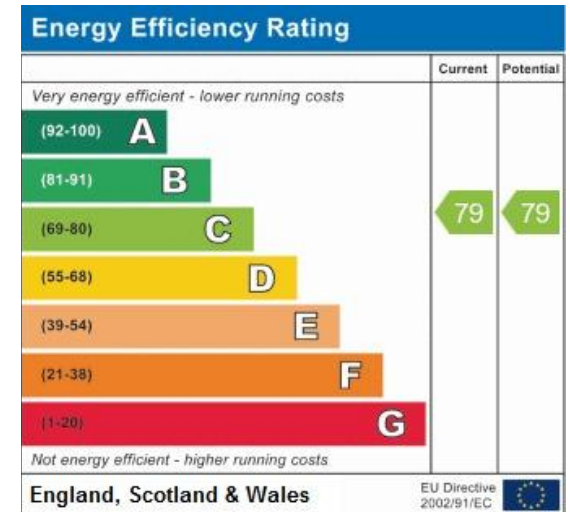


5 Church Bell Sound
(5 Swn Cloch Yr Eglwys)

Total Area: 49.8 m² ... 536 ft²

All measurements are approximate and for display purposes 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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