



12 Ty Caer Castell

Coychurch Road, Bridgend, CF31 2DL

WATTS & MORGAN 160 YEARS

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Coychurch Road, Bridgend, CF31
2DL

£89,950 Leasehold

1 Bedroom : 1 Bathroom : 1 Reception Room

Watts and Morgan are pleased to present to the market this second floor spacious one 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, spacious double bedroom and bathroom. Externally enjoying from landscaped communal garden, numbered allocated parking and communal bin storage. Offering no on-going chain. EPC Rating 'B.'

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

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance via a wooden fire door from the communal hallway into the welcoming hall offering carpeted flooring, a wall mounted door entry intercom system, a convection heating radiator and two storage cupboards one containing economy seven hot water tank.

The kitchen/diner/living is an open plan living space with uPVC patio doors to rear elevation leading onto a Juliet style balcony. The kitchen has been comprehensively fitted and offers a range of wall and base units with laminate work surfaces. Integrated appliances to remain include; fridge and freezer, electric oven with ceramic hob and stainless steel extractor hood over.

Further benefitting from a one and a half drainer stainless steel sink, tiled splashback, vinyl wood effect flooring, space for free standing washing machine and fridge freezer.

The master bedroom is a spacious double bedroom offering carpeted flooring, built-in double wardrobes, a uPVC window to rear elevation and a convection heating radiator.

The bathroom has been fitted with a three-piece white suite comprising; wash hand basin, low level dual flush WC and a panelled bath. Further features include; partially tiled walls, carpeted flooring and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

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

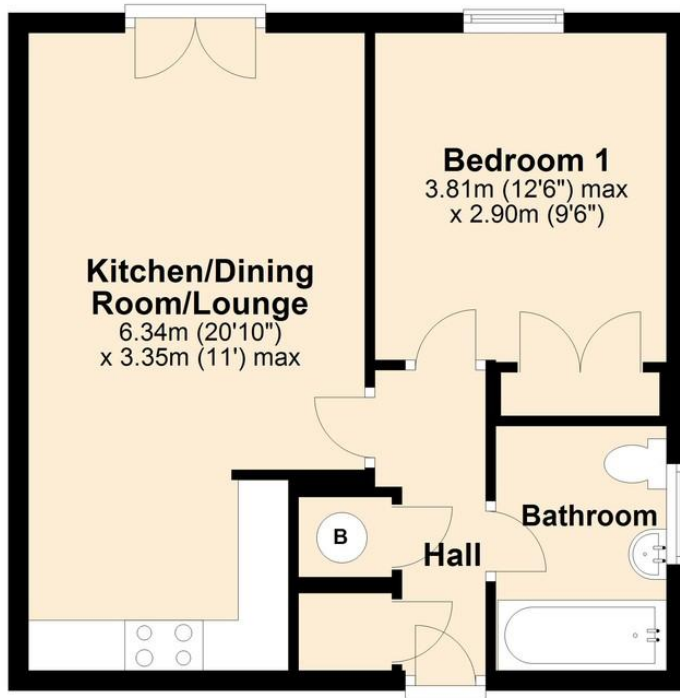
TENURE AND SERVICES

Services are Mains Electric, Water, Sewerage connected. Tenure is Leasehold - 125 Year lease from 01/01/06. We are informed by the vendor that there is a service charge of approx. £1,300 per annum and ground rent of £100 per annum chargeable for this property.



Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)




Total area: approx. 40.8 sq. metres (439.4 sq. feet)

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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