
92, Park Street
Bridgend, CF31 4BB
Watts
&Morgan

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Bridgend CF31 4BB

£129,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A generously proportioned second-floor apartment, offered to the market for the first time and being sold with no onward chain. This spacious two double bedroom property is ideally situated within walking distance of Bridgend town centre and Newbridge Fields, with excellent access to local transport links. The accommodation comprises an entrance hallway with useful storage, a spacious lounge/dining room, fitted kitchen, bathroom, a main bedroom with dressing area and en-suite shower room, and a second double bedroom. Externally, the property benefits from an allocated parking space. A fantastic opportunity for first-time buyers, downsizers or investors alike. Offered chain free.



Directions

* Bridgend Town Centre - 1.0 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 3.0 Miles





Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk







Summary of Accommodation

ABOUT THE PROPERTY

Accessed via the communal entrance hallway, where a staircase leads to the second floor, with apartment No. 15 situated off the second-floor landing. The property opens into an entrance hallway featuring two useful built-in storage cupboards, with doors leading to all principal rooms. The spacious lounge/dining room benefits from carpeted flooring, two side-facing windows and ample room for both lounge and dining furniture. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces over. Further features include spot lighting, tiled flooring, part-tiled walls, two side-facing windows and a built-in breakfast area. Integrated appliances include a four-ring electric hob with extractor hood over, oven/grill, washing machine and dishwasher. There is also space for a freestanding fridge/freezer. Bedroom one is a particularly generous double room, featuring carpeted flooring, built-in wardrobes and rear-facing windows. A separate dressing area leads through to the en-suite shower room, which is fitted with a three-piece suite comprising a double shower enclosure, WC and wash hand basin, complemented by tiled walls and flooring. The second double bedroom also benefits from carpeted flooring, fitted wardrobes and a rear-facing window. The main bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin, with tiled walls and flooring.

GARDENS AND GROUNDS

The apartment features communal ground which are regularly maintained, communal bin store and an allocated parking space.

ADDITIONAL INFORMATION

Leasehold - 999 years from 2005. 978 Years remaining
Mains electric and water and drainage.
Service charge - £2535 per annum
Ground rent - £168 per annum.
EPC Rating tbc. Council Tax band "E".

AML

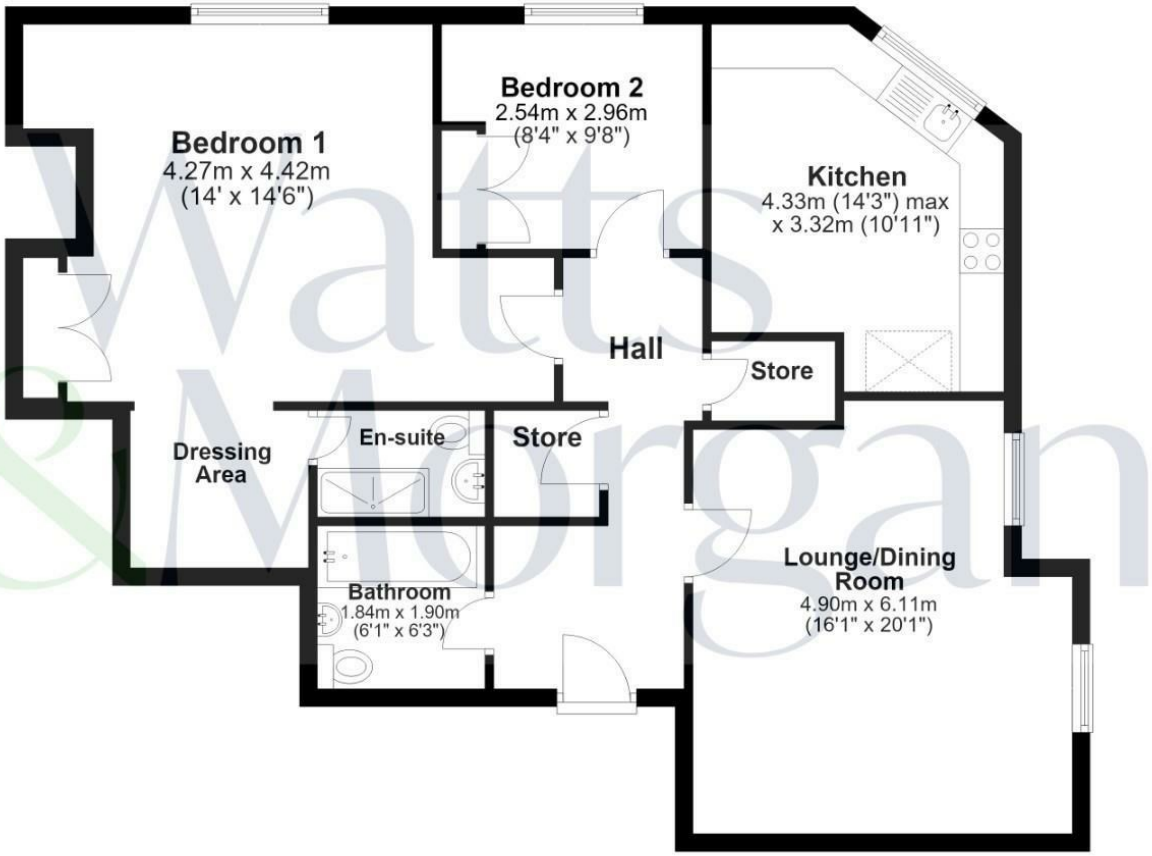
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

Ground Floor

Approx. 88.3 sq. metres (950.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)

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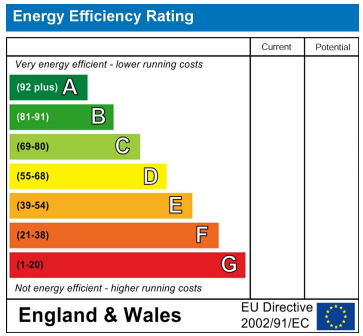

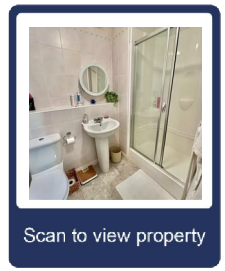

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