

# 22 Ty Caer Castell, Coychurch Road

Bridgend, CF31 2DL

Watts & Morgan

# 22 Ty Caer Castell Coychurch Road
Bridgend CF31 2DL

## £99,950 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase or investment property. This well presented first floor apartment is being sold with no onward chain. Situated in a popular location in Brackla. Within close proximity to local shops, schools, amenities and Bridgend Town Centre. Great access to Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, open-plan kitchen/living room, double bedroom and bathroom. Externally offers 1 allocated off-road parking space.

### Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

**Your local office:** Bridgend
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**E** bridgend@wattsandmorgan.co.uk













# Summary of Accommodation

ABOUT THE PROPERTY

Entered through a communal door. No. 22 is accessed off the first floor.

Entered into the entrance hallway with carpeted flooring, two built-in storage cupboards and all doors lead off.
The open-plan kitchen/living room has double doors opening to the front onto a Juliette balcony, carpeted flooring and ample space for freestanding furniture.
The kitchen has been fitted with a range of coordinating wall and base units with work surfaces over. There is a 4-ring electric hob with oven, grill and extractor fan and a stainless steel sin and integrated fridge /freezer. There is space provided for a freestanding washing machine. There is laminate flooring in the kitchen area and tiling to the walls. The bedroom is a double bedroom with carpeted flooring, built-in wardrobes and windows to the front.
The bathroom is fitted with a 3-piece suite comprising of a bath, over-head shower, WC and a wash hand basin. With vinyl flooring and tiling to the walls with extractor fan fitted.

GARDENS AND GROUNDS

There is one allocated parking space.

ADDITIONAL INFORMATION

Leasehold - 125 Year lease from 2006, 106 Years remaining.
EPC Rating - B
Council Tax band- B
Ground Rent - £100 per annum
Service Charge - £1415 per annum

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.

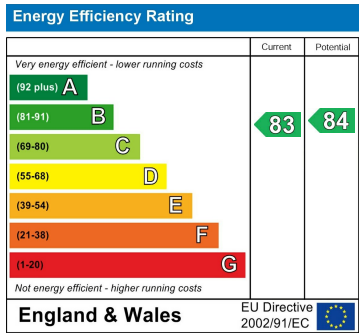
# Apartment

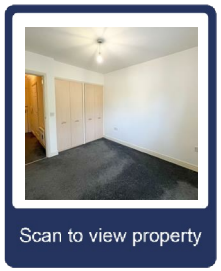
Approx. 39.5 sq. metres (425.1 sq. feet)




Total area: approx. 39.5 sq. metres (425.1 sq. feet)

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