



5 Ty Caer Castell  
Brackla, Bridgend  
CF31 2DL

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Detached Property Close To Bridgend Town Centre.

£99,950 - Leasehold

- A Immaculately Presented Ground Floor Apartment.
- A Popular Residential Development
- Close Proximity To Local Amenities & Transport Links
- Entrance Hall
- Open Plan Living/Kitchen/Dining Room
- Master Bedroom With En-Suite Bathroom.
- A Further Bedroom
- Bathroom.
- No Onward Chain.
- EPC Rating: 'C'.

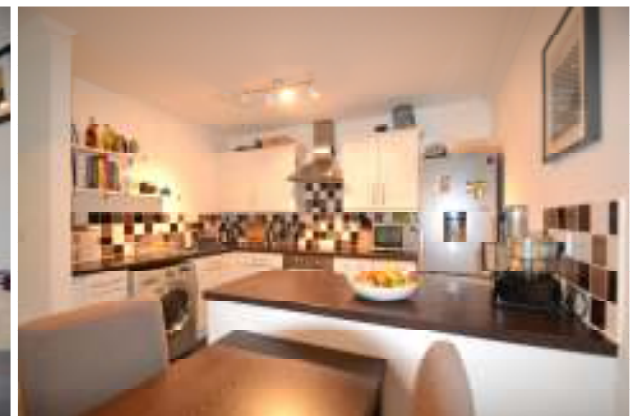
Bridgend Town Centre – 0.5 miles

M4 (J36) – 2.0 miles

Cardiff City Centre – 25.4 miles

Swansea City Centre – 23.6 miles

(All distances are approximate)



## The Property

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The property is entered through wooden fire door from the communal hallway. Wall mounted door entry intercom system, wooden flooring, convection heating radiator. Two storage cupboards one containing economy seven hot water tank. Coving to ceiling. Two ceiling light points. All principal rooms lead off. The open plan Living/Dining/Kitchen is a principle open plan living space with double glazed uPVC patio doors to rear elevation. A comprehensively fitted Kitchen comprising a range of base units and wall units with square top with laminate work surfaces. Integrated appliances to remain include; electric 'Zanussi' oven with 'Zanussi' ceramic hob above with stainless steel extractor hood. One and a half drainer stainless steel sink, tiled splashback, vinyl tile effect flooring, space for free standing washing machine and fridge freezer. Two economy seven electric heaters. Three central ceiling light points. Wooden Flooring.

Spacious master bedroom with built-in double wardrobe. Double glazed uPVC window to rear elevation. Carpeted flooring. Central ceiling light point. Convection heating radiator. The En-Suite Shower Room is comprehensively fitted with three piece white suite comprising; pedestal wash basin, low level dual flush WC, separate shower cubicle with thermostatic shower, Recessed extractor fan, Centre ceiling light point and Tile effect vinyl flooring. Bedroom Two is fitted with double glazed uPVC window to rear elevation, carpeted flooring, central ceiling light point and convection heating radiator. The Main Bathroom is fitted with a three piece white suite comprising; pedestal wash basin, low level dual flush WC and panelled bath. With partially tiled walls and vinyl flooring, electric towel rail, recessed extractor fan, central ceiling light point and shaving point.

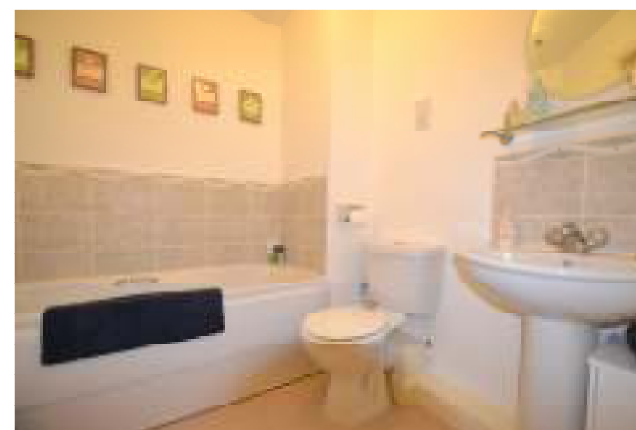
Ty Caer Castell benefits from landscaped communal garden areas, numbered allocated parking space's for each apartment, visitors parking and communal bin storage.

Services are Mains Electric, Water, Sewerage connected. Tenure is Leasehold - 125 Year lease from 01/01/06 (116 years remaining). We are informed by the vendor that there is a service charge of £1660 per annum and ground rent of £150 per annum chargeable for this property.

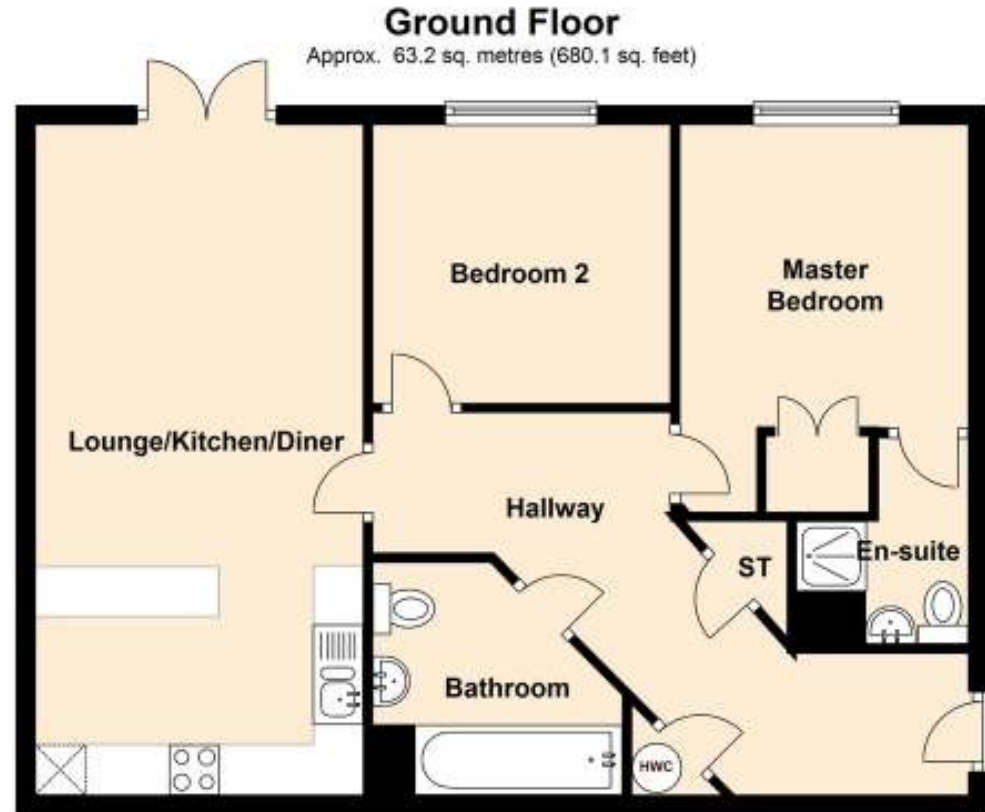
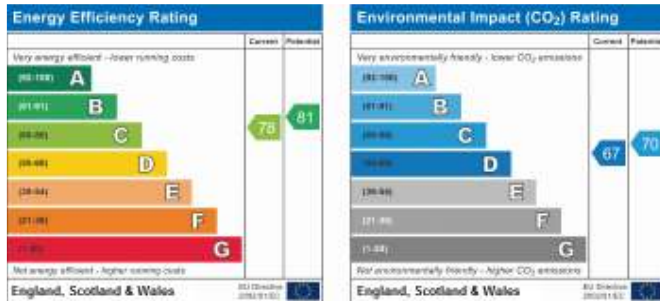
## The Location

The property is located a short distance from Bridgend Town Centre where there are a number of retail stores, coffee shops, restaurants, and public houses. Bridgend railway station also provides mainline railway services to Swansea, Cardiff and London Paddington, as well as local lines. Additionally, the property is conveniently located for the M4 corridor within 2 miles. A short drive away are many out-of-town retail parks and Bridgend Designer Outlet. For outdoor pursuits the Glamorganshire Heritage Coast is a short distance from Bridgend and provides numerous activities for those of all ages.

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# Floorplan & EPC



Total area: approx. 63.2 sq. metres (680.1 sq. feet)



[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)  
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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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