

Payton
Jewell
Caines



16 Caer Castell House Coychurch Road, Bridgend – CF31 2DL
Bridgend

£99,950



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Bridgend

Introducing this one bedroom ground floor flat located on a sought after development of Brackla to the East of Bridgend and offering good access to the M4 corridor, A48 and Bridgend town centre. The recently refurbished property comprises an entrance hall, bathroom, bedroom and open plan lounge/kitchen/diner. Viewing highly recommended. LEASEHOLD.

- One bedroom ground floor flat
- Open plan lounge / kitchen / diner
- One dedicated parking space
- Recently refurbished throughout
- Convenient location for Bridgend, the A48 and the M4 motorway
- Council Tax - B / EPC - C





Entrance

Via communal entrance (or via the PVCu double glazed doors giving access to the open plan kitchen/dining/lounge)

Entrance Hall

Doors leading to bedroom, bathroom and open plan kitchen/diner. Door to airing cupboard housing newly installed electric boiler and shelving. Door leading to further storage cupboard housing electric consumer box. Emulsioned and coved ceiling, centre pendant light, smoke alarm, emulsioned walls, wall mounted electric radiator, skirting and a continuation of the tiled flooring.

Lounge

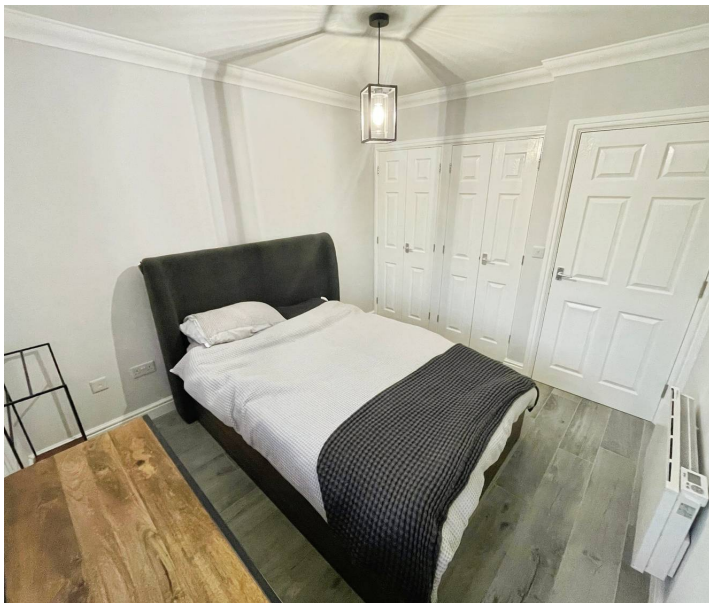
14' 1" x 11' 1" (4.28m x 3.37m)

Emulsioned and coved ceiling, two pendant lights, emulsioned walls, wall mounted electric radiator, PVCu double glazed French doors leading out to the front of the property, skirting and wood effect tiled flooring. Space for good sized sofa. Opening into the kitchen.

Kitchen

8' 5" x 5' 10" (2.56m x 1.79m)

Emulsioned and coved ceiling, centre light, smoke alarm, emulsioned walls, grey subway tiling to splash back areas, skirting and a continuation of the tiled flooring. A newly installed kitchen comprising a range of wall and base units in a slab gloss grey effect with complementary square edge marble effect work surface. Inset one and a half stainless steel sink with chrome mixer tap. Integrated electric oven with four ring electric hob with overhead chrome extractor fan. Integrated fridge/freezer. Integrated Washing machine/dryer. Door to entrance hall.



Bedroom

9' 5" x 10' 9" (2.87m x 3.27m)

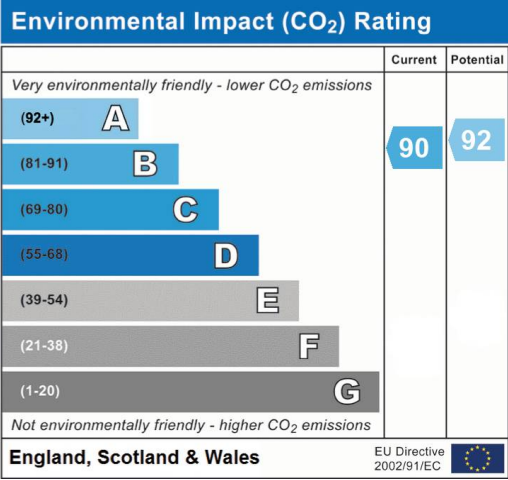
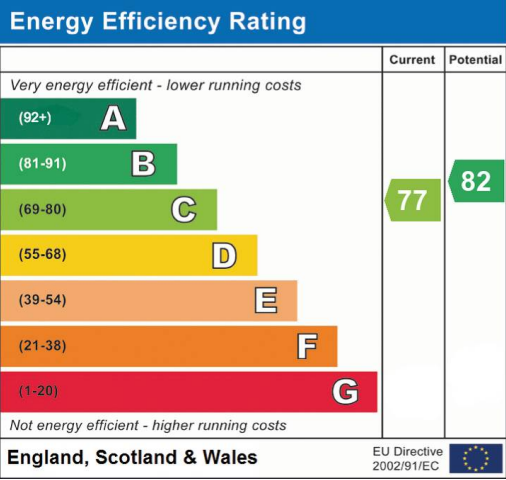
Measurements to the face of the wardrobes. Emulsioned and coved ceiling, pendant light, emulsioned walls, wall mounted electric radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the tiled flooring. Built in storage cupboards with shelving and hanging rails.

Bathroom

Emulsioned and coved ceiling, centre light, grey marble effect tiled walls, wall mounted electric chrome radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising low level WC vanity unit, vanity sink unit with chrome mixer tap, large walk in shower with overhead chrome mixer shower and hand held attachment.

Outside

There is one dedicated parking space.







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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.