



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

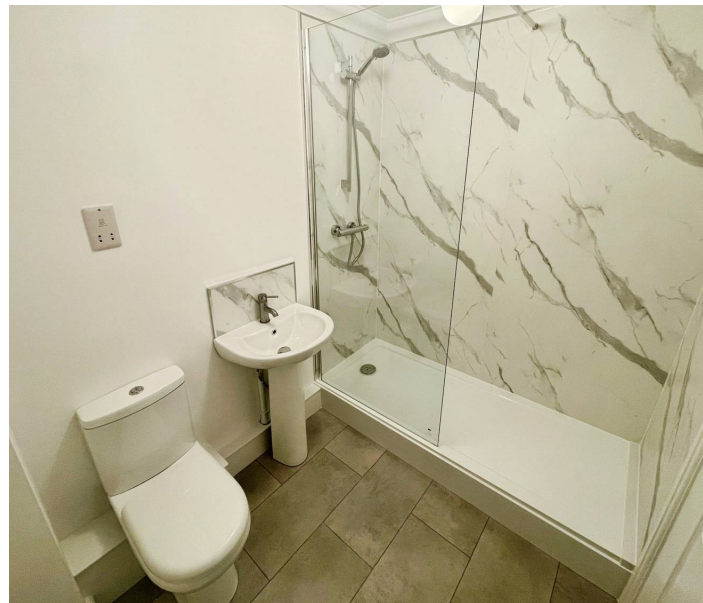
£85,000



3 Caer Castell House Coychurch Road

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Welcome to this inviting one bedroom ground floor flat, perfect for first time buyers looking to step onto the property ladder. As you enter, you'll find a bright and airy lounge, kitchen, and diner area, offering a sociable open-plan layout that's great for relaxing or entertaining friends. The kitchen is modern and practical, with plenty of cupboard space. The bedroom is a good size, easily fitting a double bed and additional furniture. The shower room is sleek and contemporary, with a walk-in shower, wash basin, and WC. The property also benefits from an allocated parking space. With its convenient ground floor location, this flat would suit anyone looking for easy access and low maintenance living. Whether you're searching for your first home or a smart investment, this flat ticks lots of boxes. Don't miss your chance to view this lovely property and see how it could work for you.



- One bedroom ground floor flat
- LEASEHOLD
- Lounge/Kitchen/Diner
- Shower room
- Bedroom
- Ideal first time buy
- Allocated parking space



Entrance

Via painted wooden door into the entrance hall with decorative coving and wood effect laminate flooring. Doors leading to shower room, bedroom and lounge/kitchen/diner. Storage cupboard and hot water tank.

Shower room

7' 3" x 5' 9" (2.20m x 1.75m)

Three piece suite comprising low level WC, pedestal sink with chrome mixer tap and tiled splash back, large walk in shower with overhead chrome mixer shower. Aqua panels to the shower area in a marble effect and tiled flooring. Chrome towel radiator.

Bedroom

10' 10" x 9' 5" (3.29m x 2.87m)

Measurements to the face of the wardrobes. PVCu double glazed window overlooking the side of the property and two built in double storage cupboards.

Lounge/Kitchen/Diner

20' 5" x 11' 1" (6.22m x 3.37m)

A range of wall and base units in a slab gloss handle free grey with complementary roll top work surfaces. Inset stainless steel sink. Integrated oven with four ring electric hob and overhead extractor. Space for washing machine and fridge/freezer. PVCu double glazed French doors leading out to the side of the property. Space for sofa and small dining room table and chairs.

Outside

Allocated parking space.

NOTE

Leasehold 125 years from 1 January 2006. Ground rent: £50 - 6 monthly Service Charge: £769.52 annually





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