



**Pen Y Berllan,
Cefn Glas CF31 4QQ**

- EPC Rating: Awaited
- Two Bedrooms
- Brand New Apartment
- Fantastic First Time Buy
- Modern Kitchen and Bathroom





About The Property

A fantastic opportunity for first time buyers to get help to buy their first property and become homeowners. These properties are being sold at 70% of market value with V2C retaining 30%. The apartment is just off Cefn Glas Road within close proximity of Bridgend town and all its amenities. The homes have all been fitted with modern kitchens with built in hob and oven, along with stylish bathrooms. The accommodation briefly comprises: Entrance hall with storage facilities, open plan kitchen/living space, two bedrooms and a bathroom. The properties do not come with garden areas so these properties are not suitable for pets. Early viewing is advised to avoid disappointment of missing out on this fabulous opportunity.



Entrance Hall

Two storage cupboards, door to:

Kitchen/living Room

21' 7" max x 11' 8" max (6.58m max x 3.56m max)
Fitted with a matching range of base and wall units with worktop space over. Stainless steel sink unit. Built in electric oven with four ring gas hob. Space for fridge/freezer and washing machine. Two upvc double glazed windows. Wall mounted gas combination boiler.

Bedroom 1

13' 3" x 10' 6" (4.04m x 3.20m)
UPVC double glazed window to side.

Bedroom 2

9' 4" max x 7' 11" max (2.84m max x 2.41m max)
UPVC double glazed window to side.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin with shower over and WC, tiled splashbacks, uPVC obscure double glazed window to side.

Ground Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.