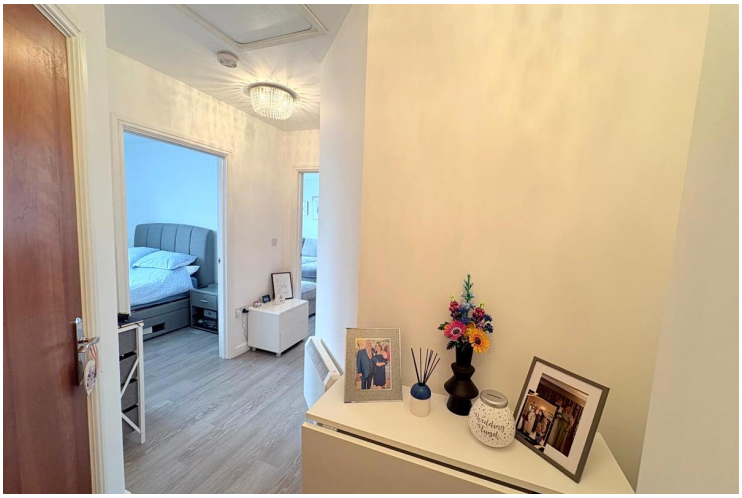






Wild Field, Bridgend

£124,995 Leasehold

UNDER OFFER

Modern top-floor one-bedroom flat in Wildfield, Broadlands, offering stylish contemporary living. Features include a modern fitted kitchen and bathroom, bright accommodation throughout, designated parking for one vehicle, communal garden space, and easy access to local amenities and transport links.

1 Bedroom | Close to local amenities including shops, schools, cafes, and parks | Double Glazing | Fitted Bathroom | Fitted Kitchen | Leasehold | Less than 3 miles to M4 | Modernised | Spacious Living Area | Top Floor Flat | Designated parking for one vehicle |

01656870640
enquiries@wisemove.org

New On The Market

Modern top-floor one-bedroom flat in Wildfield, Broadlands, offering stylish contemporary living. Features include a modern fitted kitchen and bathroom, bright accommodation throughout, designated parking for one vehicle, communal garden space, and easy access to local amenities and transport links, ideal as a first home or investment opportunity.

This leasehold property holds the following fees, A service fee of 147.47 per month and ground rent of £200 payable every January (Covered for 2026). This covers building maintenance, garden maintenance, external windows cleaning and communal area cleaning.

Council Tax Band: C
Tenure: Leasehold (106 years)
Ground Rent: £200 per year
Service Charge: £141.47 per month
Parking options: Off Street, Residents
Garden details: Communal Garden

Entrance hall
w: 2.92m x l: 2.21m x h: 2.46m (w: 9' 7" x l: 7' 3" x h: 8' 1")
Brown door with gold handle upon entry, light grey flooring, white skirting boards, white walls, one electric radiator, various dual plug sockets, brown doors with silver handles upon exit to other areas.

Storage Cupboard
w: 0.98m x l: 1.67m x h: 2.46m (w: 3' 3" x l: 5' 6" x h: 8' 1")
Brown door with silver handle upon entry, ample storage space, housing immersion heater and fuse board.

Bedroom 1
w: 3.56m x l: 3.01m x h: 2.47m (w: 11' 8" x l: 9' 11" x h: 8' 1")
Brown door with silver handle upon entry, light grey flooring, white skirting boards, one window overlooking rear, one electric radiator, two dual plug sockets, integrated wardrobes.

Bathroom
w: 2.54m x l: 1.64m x h: 2.47m (w: 8' 4" x l: 5' 5" x h: 8' 1")
Brown door with silver handle upon entry, white skirting boards, white walls, light grey patterned tiling surrounding appliances, one white toilet, one white sink, one white bath with silver showerhead unit.

Lounge/ Kitchen
w: 6.27m x l: 3.81m x h: 2.47m (w: 20' 7" x l: 12' 6" x h: 8' 1")
brown door with silver handle upon entry, light grey flooring, white skirting, white walls, one window overlooking side, dual doors overlooking rear.

Kitchen Area:
Wood cabinets and worktop, electric oven and hob (both integrated), space for washing machine, silver sink with silver tap.

Disclaimer
Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only.















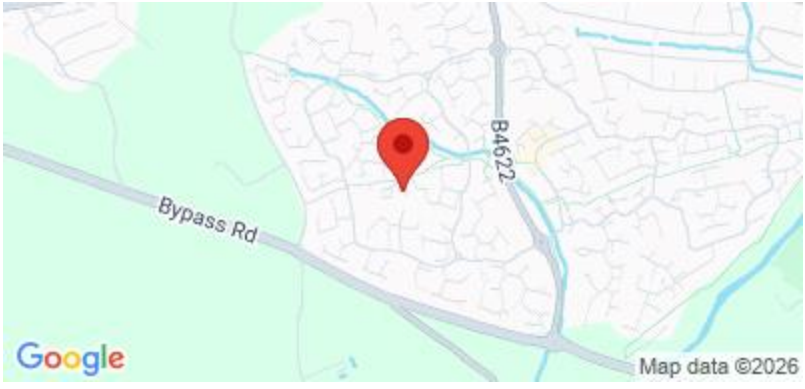


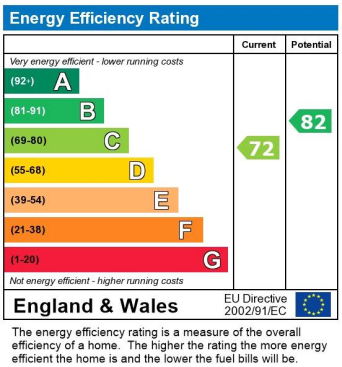
66, Wild Field, Broadlands, CF31 5FF



Total Area: 47.2 m² ... 508 ft²

All measurements are approximate and for display purposes only





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.