



MAES-Y-FELIN, BRIDGEND

£750 PCM

LET

Smart Lettings are pleased to offer to rent this two bedroom flat in Wildmill, Bridgend, the property briefly comprises of a large lounge, kitchen, two good sized bedrooms and a family bathroom. Viewing recommended.

- Excellent Location
- Fitted Bathroom
- Fitted Kitchen
- Newly Painted

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Two bedroom ground floor flat. Accommodation: Lounge. Modern fitted kitchen with soft close doors. Refurbished family bathroom. Two double bedrooms. Enclosed rear garden. Parking area.

Description

Completely renovated with no expense spared. This two bedroom ground floor flat is ready to move into, making an ideal home for a first time purchase or buy to let investment. Situated close to Bridgend town centre and a short drive to the M4 motorway. Early viewing highly recommended to appreciate the quality of this newly renovated flat.

Entrance

Access via composite front door into:

Entrance Hall

Skimmed ceiling with modern glass ceiling lights. Emulsioned walls. Radiator. Discreet wall cupboard housing the electric meter and fuse box. Built in large storage cupboard with light. Laminate flooring.

Lounge (14' 5" x 12' 2" or 4.39m x 3.72m)

Skimmed ceiling. Modern decorative light. Emulsioned walls. Good size PVCu double glazed window overlooking the front. Modern radiator. Laminate flooring. Open doorway through to:

Kitchen (9' 7" x 7' 5" or 2.92m x 2.27m)

Skimming ceiling. Spot lights to remain. Emulsioned walls. PVCu double glazed window to front. Brand new fitted kitchen with a range of modern wall and base units with soft close doors with complimentary work surfaces over. Single bowl sink unit with mixer tap. Built in brand new Beko electric oven, four ring gas hob and extractor fan. Space for full size fridge/freezer (fridge/freezer to remain). Cupboard housing a brand new Glow Worm combi boiler. Modern ceramic tiled flooring.

Bedroom 1 (13' 9" x 9' 8" or 4.19m x 2.94m)

Skimmed ceiling with feature light to remain. Emulsioned walls. PVCu double glazed window to rear garden. Radiator. Ample power points. Laminate flooring.

Bedroom 2 (12' 3" x 6' 8" or 3.73m x 2.03m)

Skimmed ceiling with central lights to remain. Emulsioned walls. Pvcu double glazed window overlooking the green. Radiator. Laminate flooring.

Family bathroom (10' 11" x 5' 3" or 3.34m x 1.60m)

Beautifully refurbished bathroom with skimmed ceiling with two central lights to remain. Emulsioned walls. Fully tiled wall to bath and sink area. PVCu double glazed obscure glass window to front. Modern three piece suite comprising pedestal wash hand basin, low level w.c and p-shaped bath with shower over. Wall mounted mirrored vanity unit. Extractor fan. Wall mounted heated towel rail. Space and plumbing for washing machine. Modern ceramic tiled flooring.

Outside

Enclosed garden bounded by timber fencing with wooden gate giving access. Laid to lawn with pathway leading to front door. Outside light. Block built shed. Steps at side of property leading to parking area.

Directions

Heading out of Bridgend along Quarella Road pass under the train line take the fifth turning on the right into Maes Y Felin and the property can be found up some steps on the left hand side.

Council Tax Band: A (Bridgend County Borough Council)

Deposit: £800

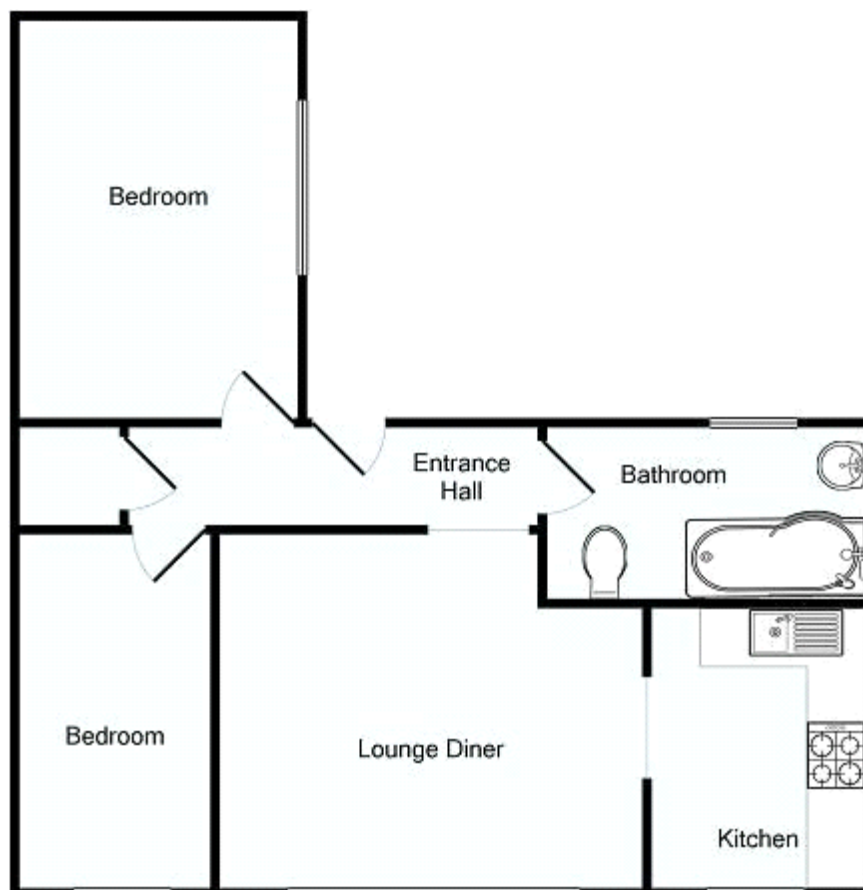
Holding Deposit: £161.53

Parking options: Off Street

Garden details: Private Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 tenant.