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10 Curwen Terrace

North Cornelly,

Bridgend,

CF33 4AW

10 Curwen Terrace

Asking price **£245,000**

Situated in the popular North Cornelly location within close proximity to Junction 37 on the M4, local school, shops and amenities is this well presented four bedroom semi-detached property with double garage.

Double garage

Four bedrooms

Impressive size reception rooms

Ideal family home

Close proximity to Junction 37 on the M4, local school, shops and amenities

Well presented

Westerly facing garden

Viewings are highly recommend





This well presented four bedroom semi-detached property with generous size reception rooms and double garage, situated in the popular North Cornelly location within close proximity to Junction 37 on the M4, local school, shops and amenities.

The property is entered via a partially glazed UPVC door into entrance hallway with staircase rising to first floor landing and doors to lounge, sitting room and dining room. The lounge is an impressive size room laid with laminate flooring, original features and large double glazed window to front. The sitting room is another great size reception room, laid with laminate flooring, featured fireplace and a double glazed UPVC window to rear. The dining room is a good size with door leading to porch and archway opening through to kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with squared worktop space over, stainless steel sink with mixer tap, integral washing machine and space for fridge/freezer and cooker. There are splashback tiles and separate ornate tiles around cooker space with built-in extractor fan overhead and double glazed UPVC window to rear. The porch is made of a UPVC construction giving access out to the westerly facing garden.

To the first floor landing there is a loft inspection point and doorways to all four bedrooms and family shower room. The master bedroom is an impressive sized double room with a double glazed window to front. Bedroom two is another great sized double room with a double glazed UPVC window to rear. Bedroom three is a great size room with a double glazed window to front. Bedroom four is a well-proportioned single bedroom with a double glazed window to rear. The shower

room consists of a three-piece suite comprising; a low-level WC, wash handbasin and corner shower. There is a chrome hand towel rail and an obscure glazed window to side.

To the front of the property is a front garden laid to patio with gated access and pathway to front of the property. To the rear of the property is a fully enclosed Westerly facing garden, low maintenance and is laid to patio with external door given access to double garage.

The double garage benefits from multiple plug sockets and electric powered up and over door.

Viewings are highly recommended.





Directions

From Junction 37 of the M4 follow the dual carriageway south to the first mini roundabout. Take the third exit turning right and following signs for North Cornelly. Follow the road under the motorway bridge on Curwen Terrace where the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

Council Tax Band C

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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9/21/23, 10:55 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
10 Curwen Terrace North Cornelly CF31 4JW	Energy rating D	Valid until: 18 September 2033 Certificate number: 3737-321-030-041-026																																
Property type	Semi-detached house																																	
Total floor area	110 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/renting-property-exemptions-to-minimum-energy-efficiency-standards-landlord-guidance).																																		
Energy rating and score																																		
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
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<https://find-energy-certificates.service.gov.uk/energy-certificates/3737-321-030-041-026/summary>

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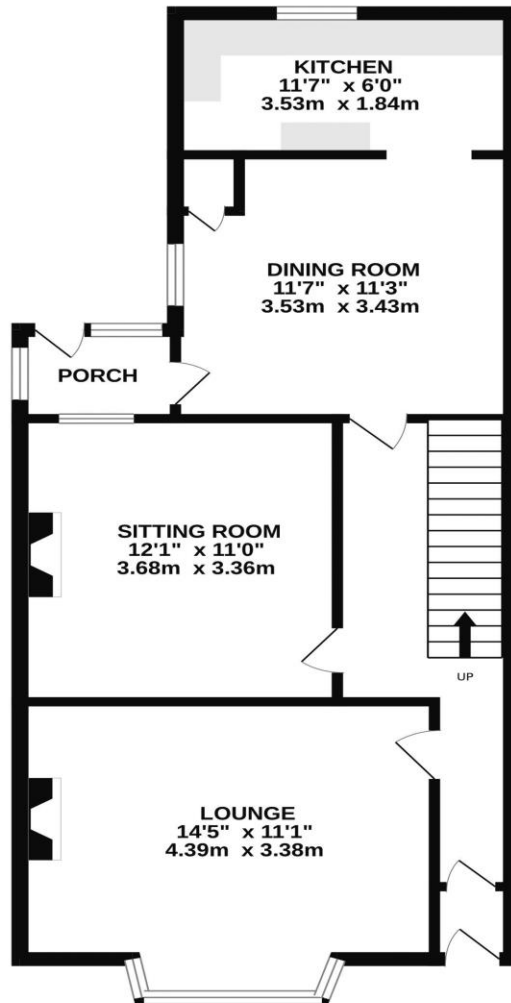
The Toll House, 1 Derwen Road, Bridgend, Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

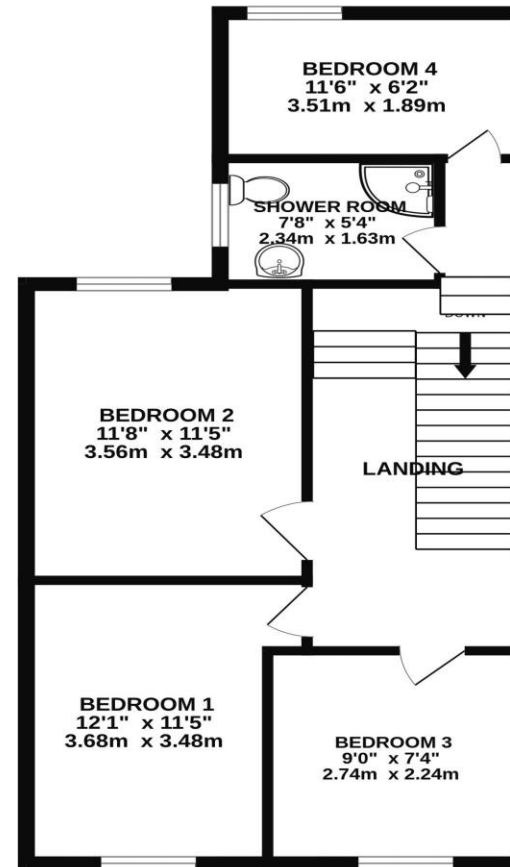
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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