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50 Ael Y Bryn
North Cornelly, Bridgend,
CF33 4NU

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Asking price **£135,000**

A charming three double bedroom semi-detached property with picturesque views, two reception rooms, off-road parking and situated in the popular North Cornelly location within close proximity to Junction 37 of the M4.

Three double bedrooms

Two reception rooms

Modern fitted kitchen

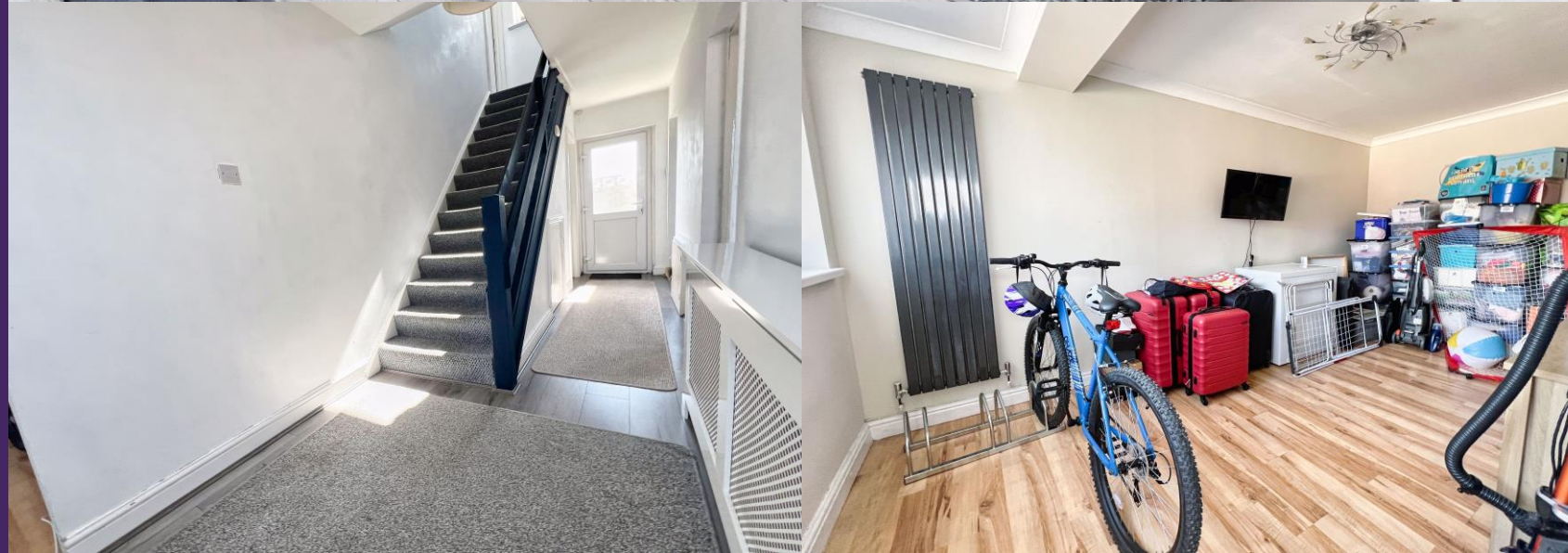
Off road parking

Popular North Cornelly location

Picturesque views

Close proximity to Junction 37 of the M4

Viewings highly recommended





Situated in the popular North Cornelly location within close proximity to Junction 37 of the M4 is this impressive three double-bedroom semi-detached property. The property is entered via a PVCu double glazed door into an entrance hallway with staircase rising to the first-floor landing, PVCu double glazed door to the rear garden and doorways leading to the cloakroom, lounge, sitting room and kitchen. The kitchen has been fitted with a matching range of base and eye-level units with worktop space over comprising; stainless steel sink unit with mixer tap, built-in oven, four-ring ceramic hob with

complementary extractor hood over, plumbing and space for appliances and an integrated dishwasher. Laid to wood flooring, recessed spotlights and a PVCu double glazed window. The lounge is laid to laminate flooring with a feature fireplace and French doors flanked by windows overlooking the rear garden. The sitting room features coving to the ceiling, laid to laminate flooring and a PVCu double glazed window to the front. To the first floor landing there are doorways leading to all three bedrooms and the family shower room. The shower room has been fitted with a three-piece suite comprising;

double shower cubicle, WC and vanity wash hand basin. There is full height tiling to the walls, heated towel rail, tiled flooring and a PVCu double glazed window to the front. All bedrooms are generous in size and laid to carpet. Bedroom three has PVCu double glazed windows to the front and rear elevations. Bedroom two has a PVCu double glazed window to the rear. The master bedroom features a PVCu double glazed window to the front. To the front of the property there is a gated driveway providing off-road parking and a patio seating area. To the rear of the property is an enclosed garden laid to artificial lawn.

Viewings of the property are highly recommended to appreciate the space and value on offer.

Approx Gross Internal Area
112 sq m / 1208 sq ft



First Floor
Approx 54 sq m / 577 sq ft

Ground Floor
Approx 59 sq m / 630 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Junction 37 of the M4, take the exit toward Pyle and Bridgend on the A4229, continue on A4229 for about a mile, then turn left onto the B4283. Follow the B4283 for approximately one mile, then turn right onto Heol Fach. Continue on Heol Fach for a short distance and turn left onto Ael Y Bryn.

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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