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**55 Greenacres**  
South Cornelly, Bridgend,  
CF33 4SF

## 55 Greenacres

Asking price **£199,950**

A stunning extended, contemporary two bedroom mid terrace property located in the sought-after South Cornelly location offering good commuter access via junction 37 of the M4 and within close proximity to Porthcawl Town and beach.

Generous two double bedroom  
extended terrace

Sought-after location

Great position for both commuting via  
Junction 37 and for Porthcawl Town and  
beaches

Attic room

Two receptions

Summerhouse

Loft room

High internal standards throughout

Viewings highly recommend

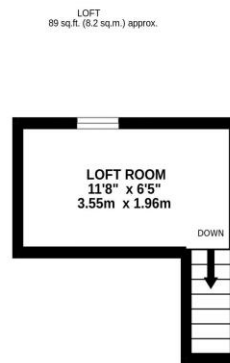
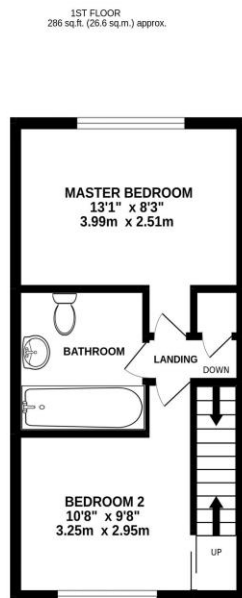
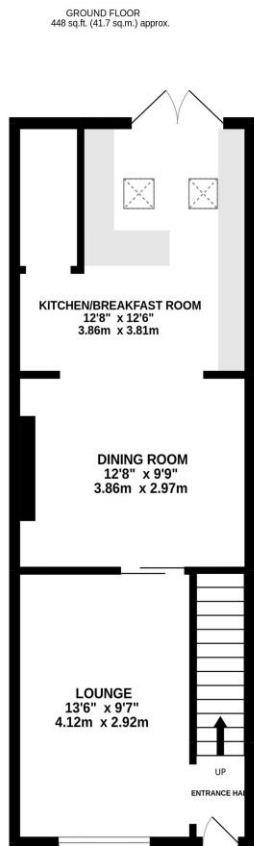




Located on the sought-after Greenacres in South Cornelly, offering good commuter access via junction 37 of the M4 and within close proximity to Porthcawl Town and beaches is this two bedroom, extended, mid terrace property with loft room. The property is entered via a PVCu double glazed door into an entrance hallway with modern radiator, staircase to first floor landing and open plan doorway to the lounge. The lounge has a PVCu double glazed window to front, laminate flooring and open plan doorway to the dining room. The dining room has slatted wood feature wall with inbuilt feature fire, a

continuation of laminate flooring from the lounge, door to useful under stairs storage cupboard and large open plan access leading through to a kitchen/breakfast room. The kitchen has been fitted with a matching range of base and eyelevel units with square top workspace over. There is a sunken sink unit with swan neck mixer tap, tiled flooring, breakfast bar seating area, French doors to the rear garden, sloping roof with spotlights, twin Velux windows and open plan access to generous storage cupboard. The first floor landing has a useful storage cupboard and doorways to both bedrooms and family bathroom. The bathroom

has been fitted with a three-piece suite comprising: bath with waterfall taps and rainfall style shower, pedestal wash hand basin and close couple WC. There is full height tiling to the wet areas, tiled flooring, recessed spotlights and ceiling extractor fan. The master bedroom has PVCu double glazed window to rear. The second bedroom has a PVCU double glazed window to front and a sliding door leading to a staircase taking you up to a small loft room. The loft room has a Velux window to the rear and built-in bedding. Outside to the front of the property is a front garden enclosed by white picket fence. The garden is laid mostly to lawn with pathway leading to the front door. To the rear of the property is a flagstone patio garden enclosed by brick walling. There is a door to a purpose-built summerhouse with power and light and a further doorway providing rear lane access. There is a garage. Viewings on the property are highly recommend it to appreciate the space and accommodation on offer.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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.  
Made with Metropix 12/2022.





### Directions

From Junction 37 of the M4 head towards Porthcawl on the dual carriageway. At the first roundabout turn left into South Cornelly and then take the second right into Greenacres where the property will be found on the right as indicated by a for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band C  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

11:42: 11:03 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
55 Greenacres South Cornelly Porthcawl CF31 1LH	Energy rating <b>C</b>	Valid until: 3 November 2032 Certificate number: 2712-3829-4809-1799-4302
Property type	Mid-terrace house	
Total floor area	87 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/condominium-leases-and-tenancies) (<https://www.gov.uk/guidance/condominium-leases-and-tenancies#energy-efficiency-at-letting>).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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.

