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herbert r thomas

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32 Heol Fawr

North Cornelly,
Bridgend,

CF33 4HB

32 Heol Fawr

Asking price **£190,000**

Situated in the popular North Cornelly location within close proximity to junction 37 of the M4, local school, shops and amenities is this well presented three bedroom semi-detached property with south facing garden.

Ideal for first time buyers

Three bedrooms

Popular North Cornelly location

South facing garden

Close proximity to Junction 37 on the M4

Close proximity to Porthcawl Seaside Town

Viewings highly recommended





A well-presented three bedroom semi-detached property with south facing garden situated in the popular North Cornelly location with close proximity to junction 37 of the M4, local school, shops and amenities.

The property is entered via a partially glazed UPVC door into entrance hallway with staircase rising to the first floor landing and doorways to the kitchen and lounge.

The lounge is a generous size room laid to laminate flooring, feature fireplace, large double glazed UPVC window to front allowing natural light to pour into the space and an opening through to the dining room creating an open plan style living.

The dining room is a generous size room laid to laminate flooring, double glazed UPVC French doors giving access to the south facing garden and doorway to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over comprising stainless steel sink with mixer tap, oven with four burner gas hob and complementary extractor fan over. There is plumbing for appliance, UPVC double glazed window to rear with views to the garden and a partially glazed UPVC door to side giving access to the driveway.

To the first floor landing there is a loft inspection point and a double glazed UPVC window to the side with doorways to all three bedrooms and family bathroom.

The master bedroom is a generous size double room laid to carpet with a large double glazed window to the front and benefits from built-in wardrobes. Bedroom two is another good size double room laid to carpet with a double glazed window to the rear. Bedroom three is a well-proportioned single room with a double glazed window to the front and door to storage cupboard. The family bathroom has been fitted with a three-piece suite comprising: a low-level WC, pedestal wash hand basin and panel bath with electric shower over. There are

fully tiled walls, tiled flooring and a UPVC double glazed window to the rear.

To the front of the property is a front garden laid to lawn with driveway running along the side of the property which provides off-road parking ahead of a gated access to the garden. To the rear of the property is a fully enclosed south facing garden laid mostly to lawn with patio area and large storage shed.

Viewings are recommended.





Directions

From Jct 37 of the M4, proceed to join the A4229 dual carriageway. At the roundabout take the first turning left signposted North Cornelly. Continue ahead and take the second right turning onto Ffordd Yr Eglwys. Turn right towards Maes-Yr-Haf Road, turn left onto Maes-Yr-Haf Road and then turn left onto Heol Fawr where the property will be found on your left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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4:52L 1/42 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
32 Heol Fawr North Cornelly Bridgend CF31 4HB	Energy rating D	Valid until: 4 April 2034 Certificate number: 5334-4327-4300-0071-8222																																
Property type	Semi-detached house																																	
Total floor area	74 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/somebody-lets-a-property/minimum-energy-efficiency-standards-landlords-rules																																		
Energy rating and score																																		
This property's 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-an-energy-certificate.service.gov.uk/energy-certificates/5334-4327-4300-0071-8222/hrt/rth>

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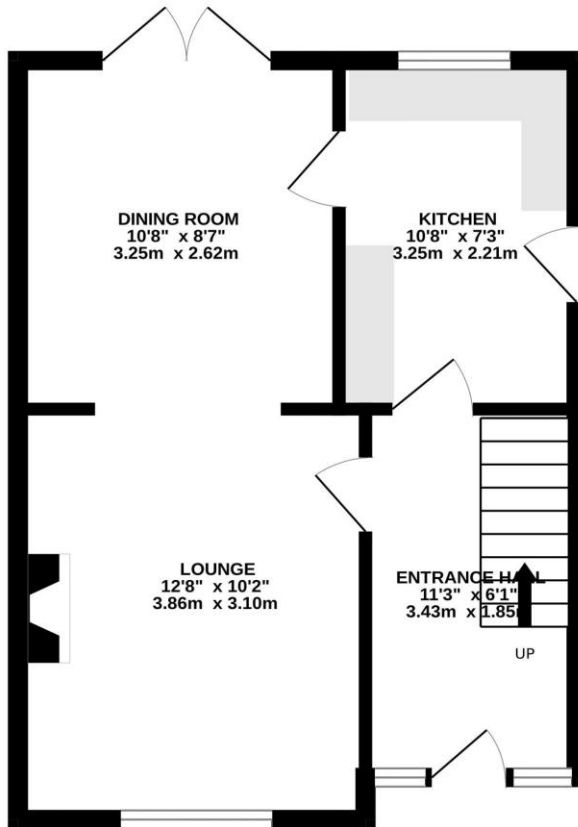
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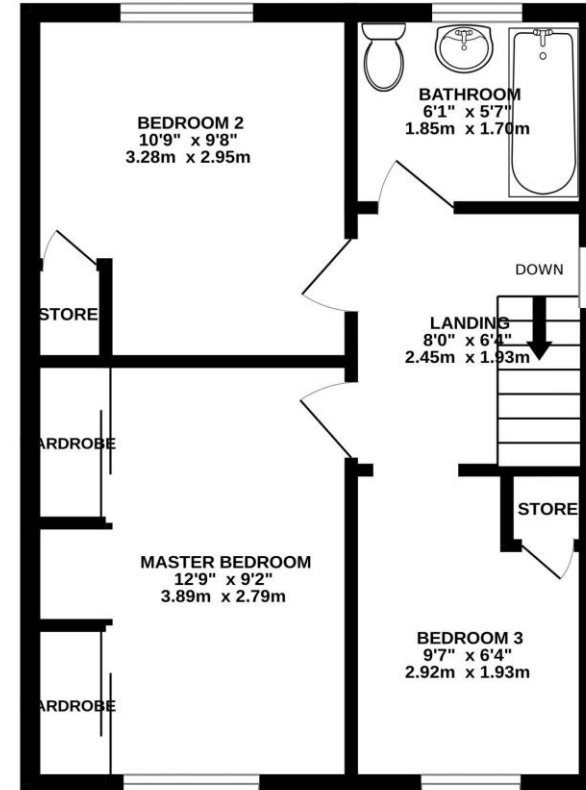
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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