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7 Old Church Close
South Cornelly,
Bridgend,
CF33 4SG

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Asking price **Guide Price**
£415,000

Situated in a private setting in South Cornelly is this well presented four double bedroom detached property with garage.

Four double bedrooms

Secluded location

Garage and ample off-road parking

Great size reception room

Open plan kitchen/diner

Well presented

Master bedroom with ensuite

Close proximity to Junction 37 of the M4

Close proximity to local school, shops and amenities

Viewings are highly recommended





Within close proximity of Junction 37 of the M4 and close to local schools, shops and amenities is this stunning four bedroom detached property with garage situated in a secluded South Cornelly location.

The property is entered via a partly glazed door into entrance hallway with staircase rising to the first floor and doorways to the lounge, kitchen/diner and downstairs cloakroom. The lounge is an impressive sized dual aspect room allowing natural light to pour in from the double glazed windows to the front and double glazed french doors to the rear. There is a feature fireplace and access through the french doors to the private garden. The cloakroom comprises of a two piece suite that consists of a low-level WC and pedestal wash handbasin. The kitchen has been fitted with a matching range of base and eyelevel units with square rolltop, stone workspace over, double Belfast sink with mixer extender tap, an integrated fridge/freezer, two full-size integrated dishwashers, space for range cooker and storage and larder cupboards housing the boiler. There is also an island with the same stone worktop as the kitchen, units with storage beneath, breakfast bar, ornate splash back, fully tiled flooring and double glazed UPVc windows to front and rear there is a doorway through to utility room. The utility room has matching storage units as the kitchen, a continuation of the tiled flooring, fully tiled walls, space for two appliances and a partially glazed door to the rear given access out to garden.

To the first floor landing, there is a loft inspection point and doors to the four bedrooms, family bathroom and airing

cupboard. The Master bedroom is an impressive sized double room laid to carpet with built in triple wardrobes, a double glazed UPVc window to front and door through to ensuite. The ensuite consists of a three-piece suite comprising of a low-level WC, pedestal wash hand basin and shower with sliding door. The walls are half tiled and fully tiled in the wet areas. Bedroom two is another great sized double room laid to laminate flooring with a double glazed UPVc window to front and useful alcove areas. Bedroom three is good sized double bedroom laid to carpet with the same useful alcoves and double glazed UPVc window to the rear overlooking the garden. Bedroom four is double room laid to carpet with double glazed UPVc window with views of the rear garden. The

family bathroom consist of a three-piece suite comprising of a low-level WC, pedestal wash handbasin and panel bath with shower overhead and feature shaving points. There is tiled flooring, fully tiled walls in the wet areas and an obscure glazed window to rear.

To the front of the property is a long driveway providing ample off-road parking ahead of the garage. The garden has been laid to Astroturf with patio pathway to the front of the property. To the rear of the property is a fully enclosed garden laid mostly to lawn on raised tiered section, with lower patio section and features outside tap and gated side access on the driveway. Viewings are highly recommended to appreciate the offer on hand.





Tenure

Freehold

Services

All mains
Council Tax Band
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From junction 37 of the M4 take the A4229 sign posted Porthcawl and at the first roundabout take the first exit into South Cornelly. Proceed along Porthcawl Road, take the 4th exit onto Old Church Close where the property can be found on the left hand side.

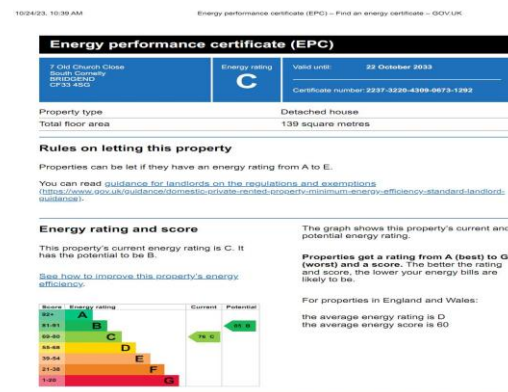
Viewing strictly by appointment
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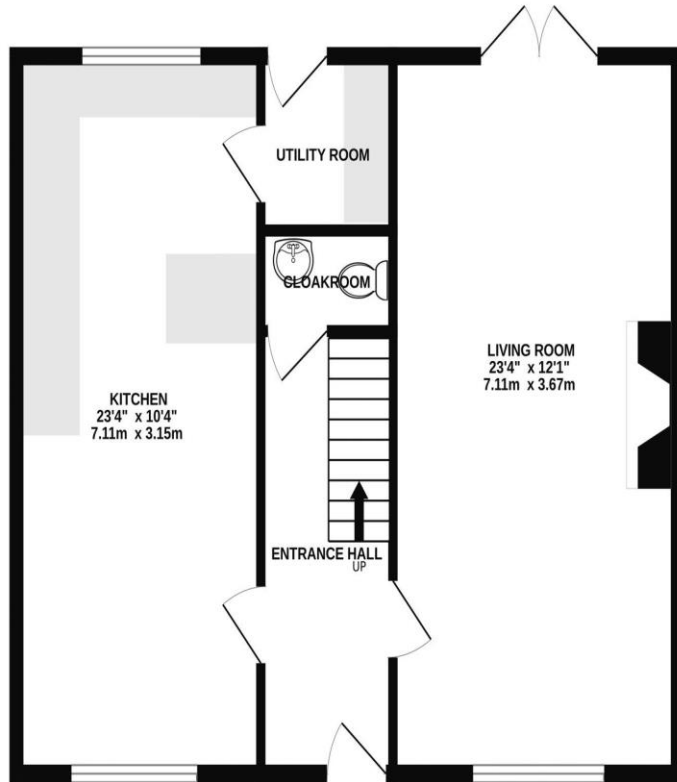
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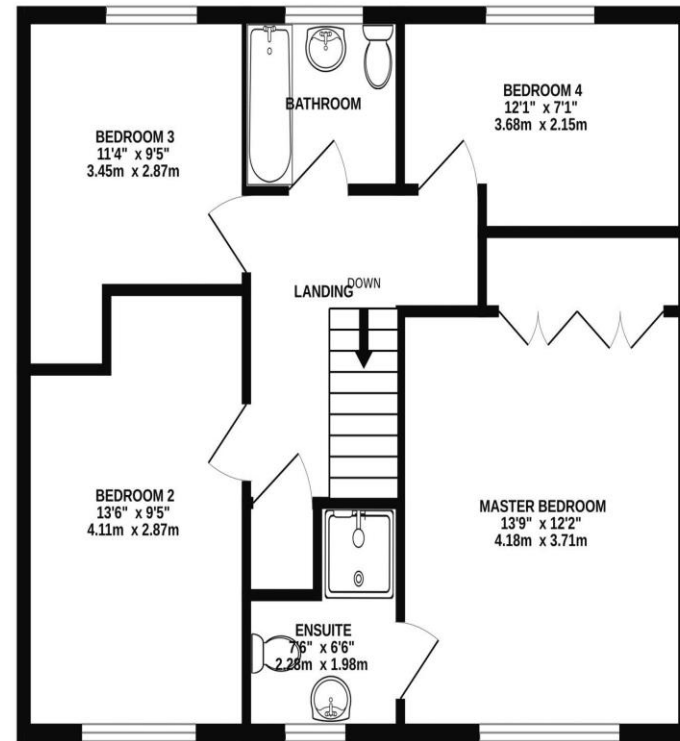




GROUND FLOOR



1ST FLOOR



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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