

**hrt**  
herbert r thomas

12 Heol Fawr  
North Cornelly, Bridgend,  
CF33 4HB

[hrt.uk.com](http://hrt.uk.com)





## 12 Heol Fawr

Asking price **£179,950**

Extended three bedroom semi-detached property in need of some modernisation

Ideal for buyers looking to modernise and add value.

Three-bedroom semi-detached home with versatile living space.

Extended to the rear, offering an additional reception room and study.

Two bathrooms plus WC suite in the main bedroom for added convenience.

Off-road parking and garage

Sought-after North Cornelly location, close to local amenities and bus routes.

Excellent commuter links via Junction 37 of the M4.

Quiet residential setting with easy access to local communities.









This three-bedroom semi-detached property offers fantastic potential and is in need of modernisation, making it an ideal project for those looking to create their perfect home. Benefiting from two bathrooms, a WC suite in the main bedroom, and an impressive rear extension, the property also includes off-road parking and a garage. Situated in the sought-after North Cornelly location, it provides excellent access to Junction 37 of the M4, local bus routes, and nearby communities. Offered to the market with no onward chain, this is a rare opportunity in a prime setting.

The property is entered via an obscure glazed door into a carpeted entrance porch, leading through to the inner hallway. The hallway features a staircase rising to the first-floor landing, useful storage beneath, and doors to the living room and wet room. The wet room is fitted with fully tiled walls, an obscure double-glazed window to the side, low-level WC, wash hand basin, and shower. The lounge is a generous reception space, laid to laminate flooring and featuring a central fireplace. A large double-glazed window to the front allows natural light to flood the room. French doors open into the extended reception room, with an additional doorway through to the kitchen. The kitchen is fitted with a matching range of base and eye-level units with work surfaces over, a built-in oven, four-burner gas hob, and stainless steel sink with mixer tap. The kitchen

houses the boiler and offers ample storage cupboards, splashback tiling, tiled flooring, and a double-glazed window to the side. The extended reception room is a versatile space, ideal as a living or dining area, laid to laminate flooring with French doors opening to the garden. A doorway leads to a study/additional accommodation, previously used as a bedroom, continuing the laminate flooring theme. This room includes a rear-facing double-glazed window and access to a bathroom. The bathroom comprises a three-piece suite with low-level WC, pedestal wash hand basin, and panelled bath with chrome radiator. Fully tiled walls and flooring and an obscure glazed window complete the space.

To the first floor landing there are doorways to the three bedrooms and window to side. The main bedroom is an excellent size, carpeted, with a large double-glazed window to the front and ample space for furniture. A doorway leads to a WC suite with pedestal wash hand basin. Bedroom two is a generous double, carpeted, with a large rear-facing window and built-in storage cupboard. Bedroom three is a well-proportioned single, laid to laminate flooring, with a rear-facing window, ideal as a home office or dressing room.

To the front, a long brick-paved driveway provides ample off-road parking ahead of the garage, with a front garden laid to lawn. The rear garden is low-maintenance, laid to patio with access through the garage.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band C  
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.

# AWAITING EPC

## Directions

From Junction 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 as indicated by our for sale board.

Viewing strictly by appointment  
through Herbert R Thomas

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# hrt

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**hrt** Est. 1926

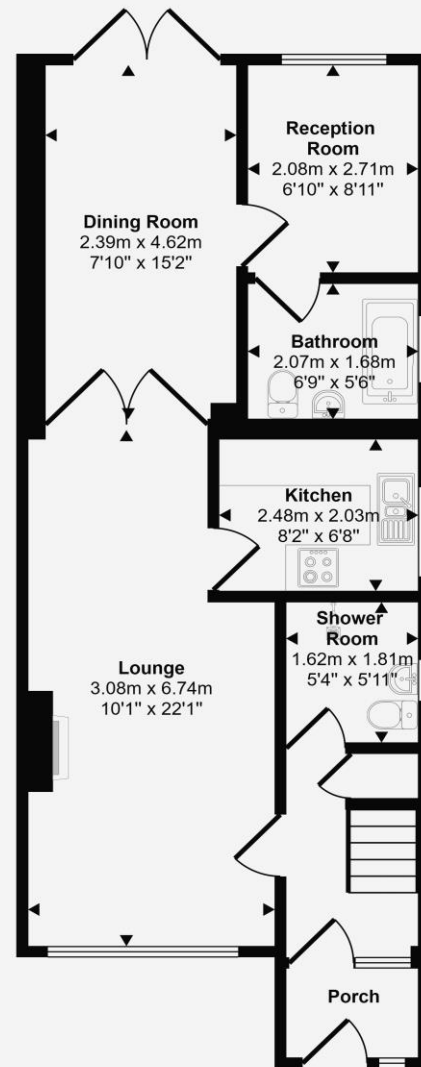


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

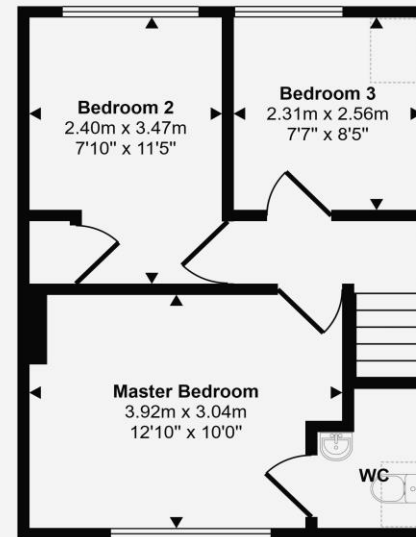





Approx Gross Internal Area  
91 sq m / 980 sq ft



Ground Floor  
Approx 58 sq m / 626 sq ft



First Floor  
Approx 33 sq m / 354 sq ft

 Denotes head height below 1.5m

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.



