



5 Heol-Y-Parc, Bridgend, CF33 4LT

£180,000

Ferriers Estate Agents are pleased to offer for sale this three bedroom semi-detached property situated in North Cornelly. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, two reception rooms and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout and a well maintained wrap around garden with off-road parking suitable for one vehicle. This property is being sold with no on-going chain.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = TBC.

Council Tax Band = B.

Ground Floor

Entrance Hallway



Entry via a uPVC double glazed door with matching side panel, papered ceiling, papered walls, fitted carpet, radiator, under stairs storage cupboard, two doors off:-

Reception Room One 13'3" x 10'6" (4.04 x 3.22)



Papered ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed window to the front, double doors into:-

Reception Room Two 8'2" x 9'8" (2.5 x 2.96)



Papered ceiling, skimmed and papered walls, fitted carpet, radiator, uPVC double glazed sliding patio doors to the rear, door into:-

Kitchen 9'8" x 9'8" (2.95 x 2.95)



Textured ceiling, textured and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, space and plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the rear, uPVC double glazed door with obscured glass to the side.

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First Floor

Landing



Papered ceiling with loft access, papered walls, fitted carpet, airing cupboard, uPVC double glazed window to the side, four doors off:-

Bedroom One 12'5" x 9'6" (3.8 x 2.9)



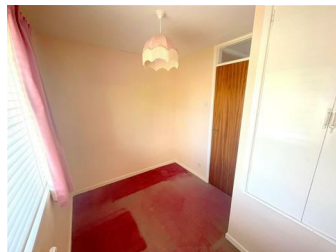
Textured ceiling, skimmed and papered walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the rear.

Bedroom Two 9'10" x 9'8" (3.01 x 2.97)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, built in wardrobe space, uPVC double glazed window to the front.

Bedroom Three 9'4" x 6'9" (2.86 x 2.06)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, over the stairs storage cupboard, uPVC double glazed window to the front.

Bathroom 6'8" x 5'6" (2.04 x 1.69)



Textured ceiling, tiled walls, fitted carpet, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



Entry via wrought iron pedestrian gate, concrete centre pathway leading up to the property entrance, areas laid to lawn either side of the pathway, mature plants and shrubs, wrap around garden laid to lawn to the side and rear of the property.

Side Garden



Laid to patio, mature plants and shrubs, driveway suitable for one vehicle via double wrought iron gates.

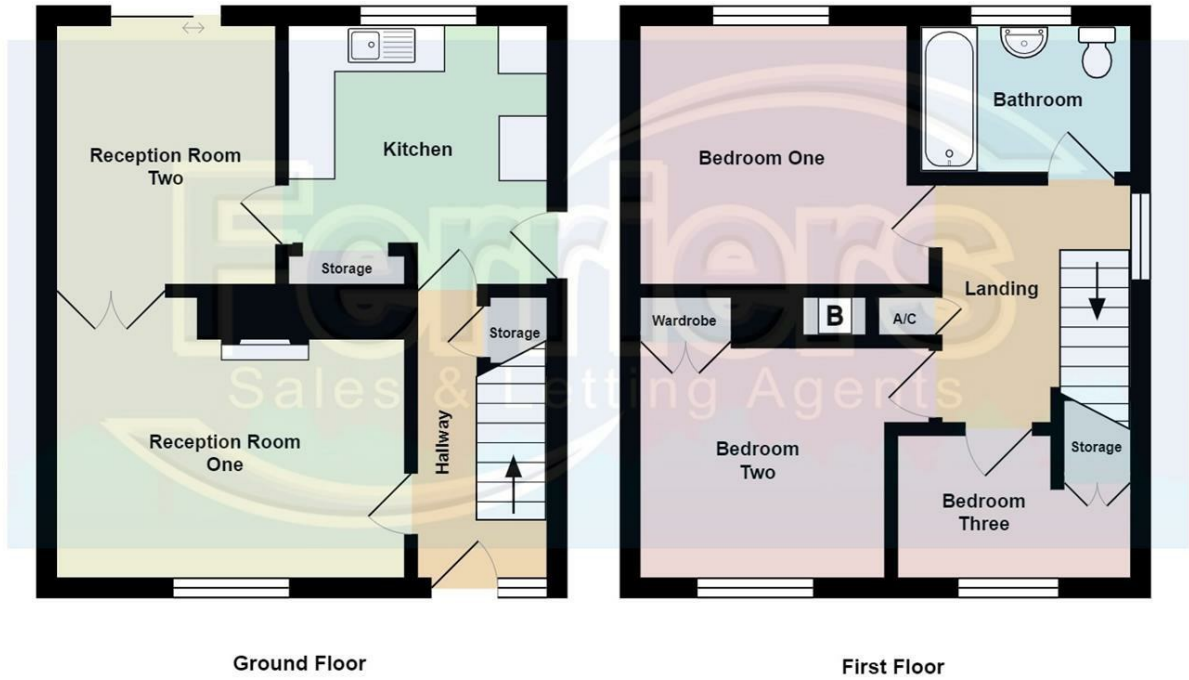
Rear Garden



Garden mostly laid to patio with a further area laid to concrete, mature plants and shrubs, bordered with block walls, large outbuilding with three doors off -

one containing a low level W.C., then a further two rooms suitable for storage, one with a uPVC double glazed window to the rear.

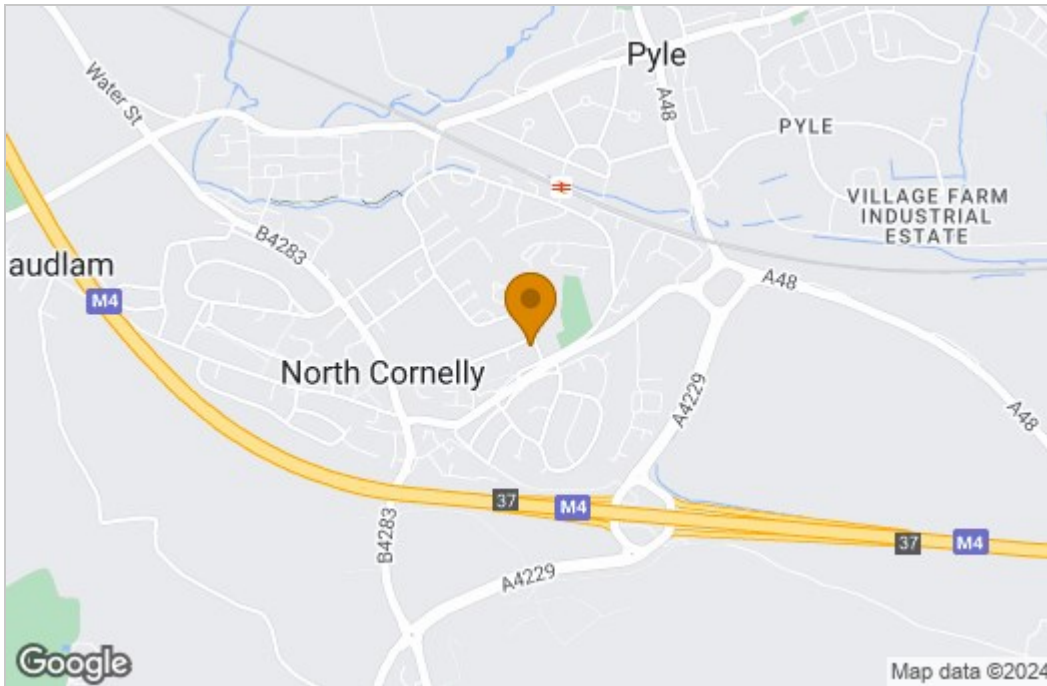
Floor Plan



Ground Floor

First Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.