



**63 Greenacres, Bridgend, CF33 4SF**  
**Offers Over £160,000**

Ferriers Estate Agents are pleased to offer for sale this two bedroom, mid link property in the desirable location of South Cornelly. Within a short drive of the seaside resort of Porthcawl and ideally located for access to the M4 motorway, making this property ideal for commuters. The property is located within this quiet cul de sac with a large public green in the centre. The accommodation briefly comprises:- entrance hallway, lounge, kitchen and conservatory to the ground floor. Landing, two bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front driveway, an enclosed rear garden and a separate allocated parking space located via the rear lane. This property would make an ideal first time purchase or investment!

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

EPC Rating = C.

Council Tax Band = C.

## Ground Floor

### Entrance Hallway



Entry via a uPVC composite door, papered ceiling, papered walls, wood effect laminate flooring, carpeted stairs to the first floor, door into:-

### Lounge 9'8" x 14'4" (2.96 x 4.38)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front, door into:-

### Kitchen 12'9" x 9'5" (3.89 x 2.88)



Skimmed and coved ceiling, skimmed walls with tiled splashbacks, tiled flooring, vertical contemporary radiator, a range of base and wall mounted units with a complementary work surface housing a round stainless steel sink/drainer with mixer tap, integrated appliances to include an oven, microwave, induction hob with a chrome chimney style extractor hood above, fridge/freezer and a washing machine, under stairs storage cupboard, opening into:-

### Conservatory 8'7" x 8'0" (2.64 x 2.44)



Tiled flooring, uPVC double glazed roof and windows throughout, uPVC double glazed french doors to the rear providing access into the rear garden.

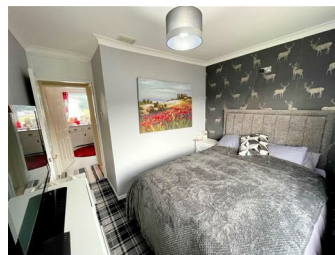
## First Floor

### Landing



Textured ceiling with loft access, papered walls, fitted carpet, storage cupboard housing the gas combination boiler, three doors off:-

### Bedroom One 10'9" x 7'7" (3.30 x 2.32)



Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the rear.

### Bedroom Two 9'9" x 7'11" (2.99 x 2.43)



Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, storage cupboard suitable as a walk-in wardrobe, uPVC double glazed window to the front.

### Shower Room 6'7" x 6'5" (2.02 x 1.97)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a double shower cubicle, vanity wash hand basin and a low level W.C., wall mounted vanity mirror.

### Outside

#### Front Garden



Paved driveway suitable for one vehicle, bordered with wood panelled fencing.

#### Rear Garden

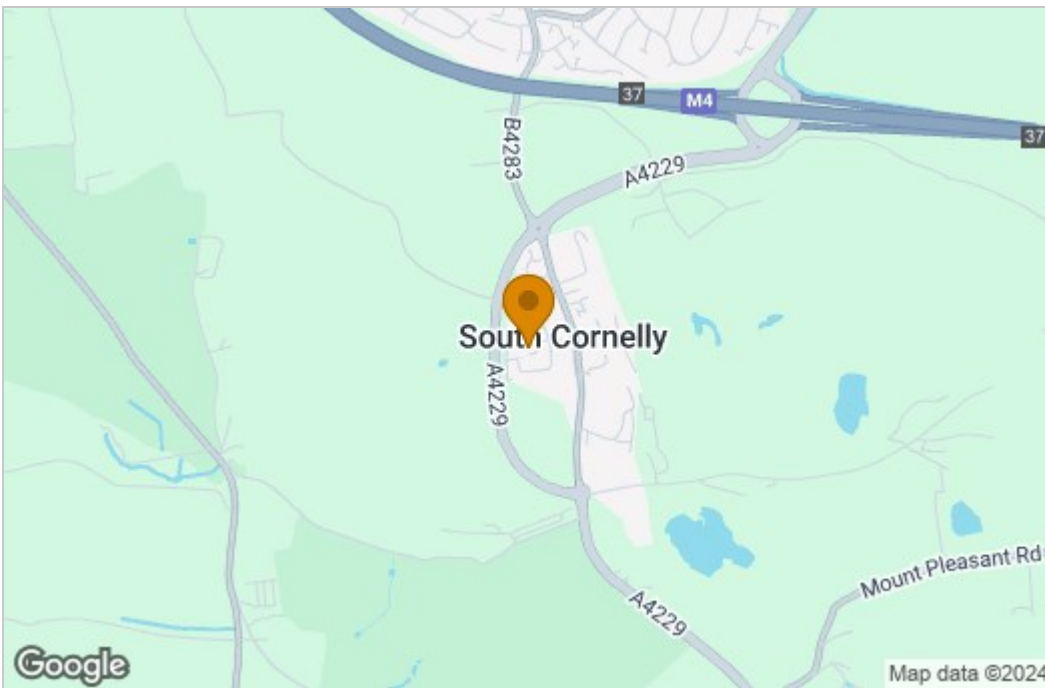


Area laid with decking, further area laid with artificial turf, block built storage shed, wooden pedestrian gate providing rear lane access, bordered with block walls. Additional allocated parking can be found via the rear lane.

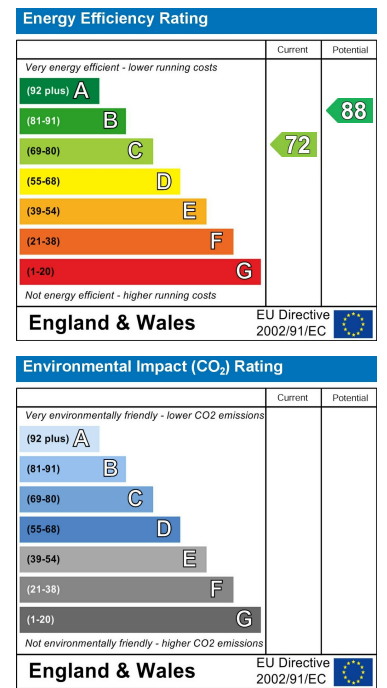
# Floor Plan



# Area Map



# Energy Efficiency Graph



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