



34 Heol Y Sheet, North Cornelly, CF33 4EY

£220,000

New to the market is this immaculately presented, four bedroom, mid link townhouse, situated in a sought after location in North Cornelly. Located 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, cloakroom, kitchen/breakfast room and a lounge to the ground floor. Landing, three bedrooms and a bathroom to the first floor. Landing, master bedroom and an en-suite shower room to the second floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing, a shared driveway and a single garage, front garden & an enclosed, south east facing rear garden. This property is the ideal family sized home, so what are you waiting for? Book your viewing today!

Tenure = Freehold (to be confirmed by a conveyancer).

EPC Rating = C.

Council Tax Band = D.

Ground Floor

Entrance Hallway



Entry via a wooden double glazed door, skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, three doors off:-

Cloakroom 5'5" x 2'11" (1.66 x 0.90)



Skimmed ceiling with spotlight, tiled walls, tiled flooring, radiator, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Kitchen / Breakfast Room 13'10" x 9'3" (4.24 x 2.83)



Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit with mixer tap, integrated appliances include an eye level oven and microwave, induction hob with a chrome extractor above and a dishwasher, built-in breakfast bar, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combination boiler, uPVC double glazed Bay window to the front.

Lounge 16'2" x 11'5" (4.94 x 3.50)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, uPVC double glazed window to the rear, uPVC double glazed French doors to the rear providing access into the rear garden.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, two airing cupboards, carpeted staircase leading to the second floor, four doors off:-

Bedroom Two 10'4" x 9'4" (3.17 x 2.86)



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, built-in wardrobe, uPVC double glazed window to the front.

Bedroom Three 11'2" x 9'4" (3.41 x 2.87)



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, built-in wardrobe, uPVC double glazed window to the rear.

Bedroom Four 7'8" x 6'6" (2.36 x 1.99)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bathroom 6'5" x 5'6" (1.96 x 1.69)



Skimmed and coved ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a P shaped bath with dual rainfall shower heads over and a glass privacy screen, floating vanity wash hand basin and a low level W.C., wall mounted LED vanity mirror, uPVC double glazed window with obscured glass to the front.

Second Floor

Landing

Skimmed ceiling, skimmed walls, fitted carpet, radiator, door into:-

Master Bedroom 16'11" x 10'0" (approx.) (5.17 x 3.07 (approx.))



Skimmed ceiling, skimmed walls, fitted carpet, radiator, fitted mirrored sliding doors wardrobes as well as a built-in wardrobe, uPVC double glazed window to the front and a Velux window to the rear, door into:-

En-suite Shower Room 8'2" x 7'8" (2.50 x 2.34)



Skimmed ceiling, skimmed walls with PVC clad walls inside the shower and tiled splashbacks, tile effect vinyl flooring, radiator, three piece suite comprising a quadrant shower cubicle, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden



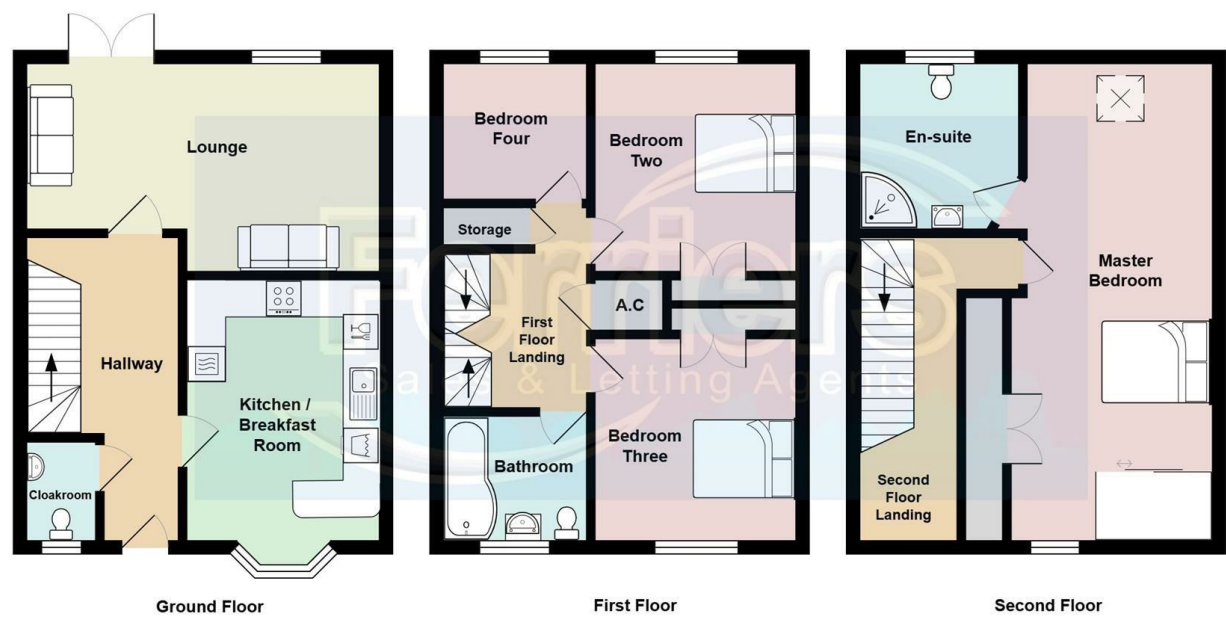
Entry via a shared driveway with the neighbouring property to the left, garden laid to lawn, paved centre pathway leading to the property entrance, detached single garage off the shared driveway with an up-and-over door.

Rear Garden

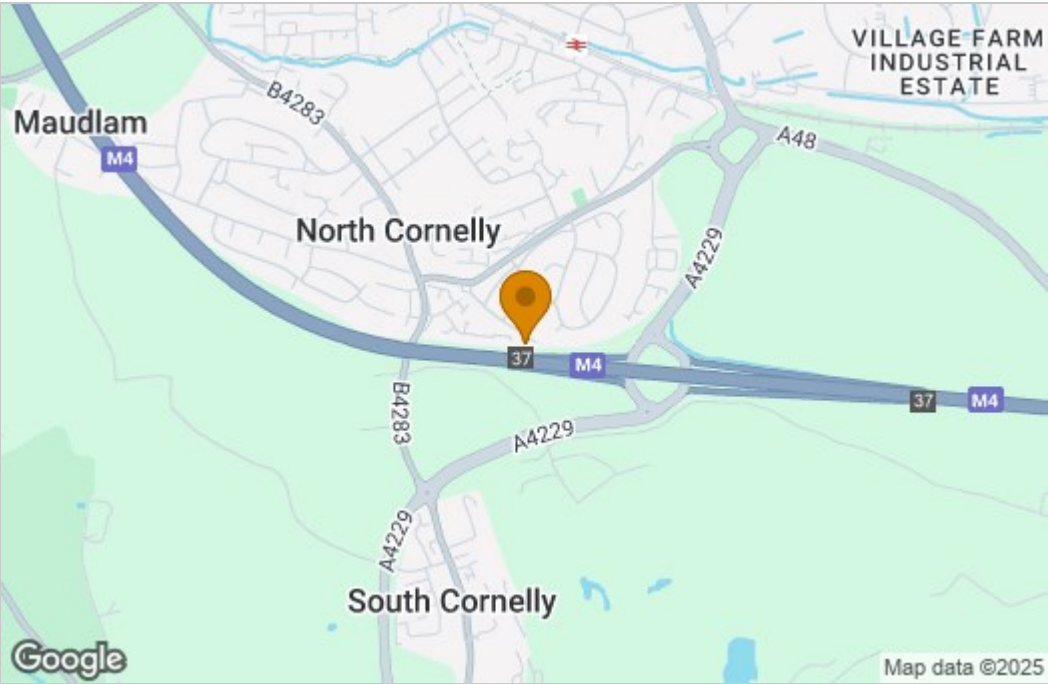


South east facing, area laid to patio, further area laid to lawn, bordered with wood panelled fencing.

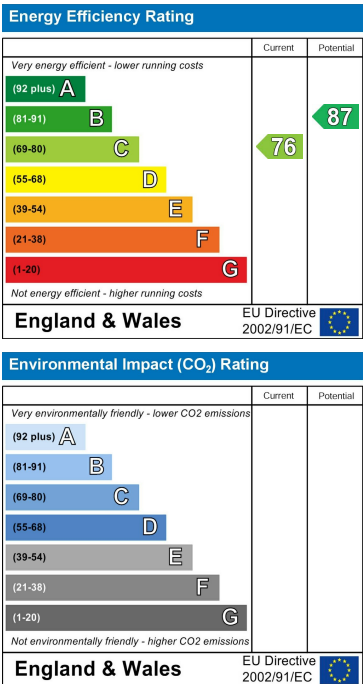
Floor Plan



Area Map



Energy Efficiency Graph



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