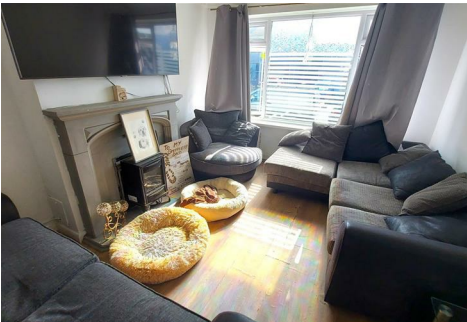




7 Heol Y Sheet, Bridgend, CF33 4EY

£215,000

Nestled in the charming area of Heol Y Sheet in North Cornelly, Bridgend, this semi detached property presents an excellent opportunity for those seeking a comfortable family home.

Situated in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient base for both work and leisure. Only a short drive to J37 of the M4 and within easy reach of Bridgend and the seaside resort of Porthcawl. The surrounding area is known for its community spirit and offers a variety of recreational activities, ensuring that there is always something to do.

The accommodation briefly comprises an entrance hall, lounge/diner and kitchen to the ground floor. Landing, three bedrooms and shower room to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler, off road parking, detached garage and front and rear gardens.

The property is in need of some refurbishment and will make an ideal home for anyone looking to put their own stamp on a property.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = C

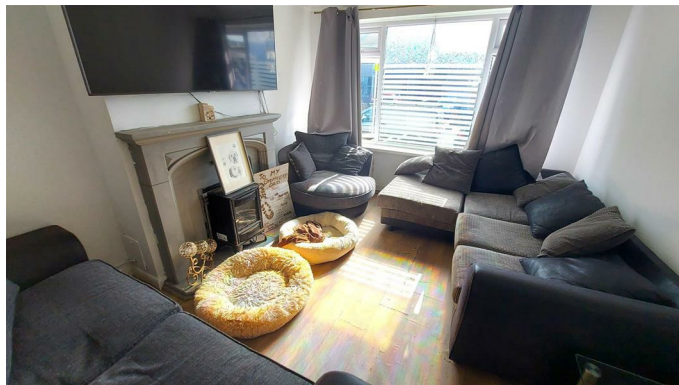
Ground Floor

Hallway

Entry via a uPVC double glazed door. Textured ceiling, skimmed walls, wood effect laminate flooring, carpeted stairs to first floor, under stairs storage, uPVC double glazed window to front and two doors off.

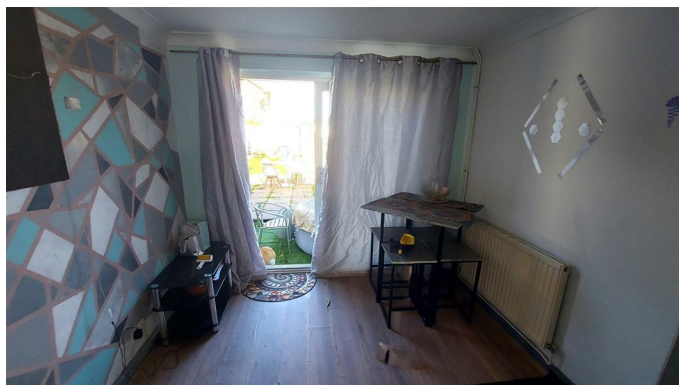
Lounge/Diner

Lounge 12'1" x 10'2" (3.7 x 3.1)



Textured and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, uPVC double glazed window to front and open to:

Dining Room 10'2" x 8'10" (3.1 x 2.7)



Textured and coved ceiling, skimmed walls, wood effect vinyl flooring, uPVC double glazed sliding patio doors to rear and door to:

Kitchen 10'2" x 7'2" (3.1 x 2.2)



Skimmed and coved ceiling, skimmed and tiled

walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, integrated double built under oven, gas hob and extractor, space for washing machine and fridge freezer, wall mounted gas combination boiler, door to hallway, uPVC double glazed window to side and uPVC double glazed door to rear.

First Floor

Landing

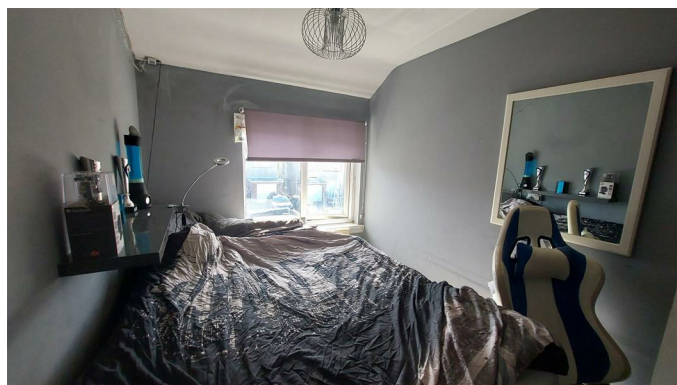
Textured ceiling and walls, fitted carpet, uPVC double glazed window to side, storage cupboard and four doors off.

Bedroom One 12'5" x 9'10" (3.8 x 3.0)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front

Bedroom Two 10'9" x 9'10" (3.3 x 3.0)



Skimmed ceiling and walls, fitted carpet, storage cupboard and uPVC double glazed window to rear.

Bedroom Three 9'10" x 6'6" (3.0 x 2.0)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Shower Room 6'6"x 5'6" (2.0x 1.7)



Pvc panelled ceiling, tiled walls, wood effect tiled flooring, uPVC double glazed window with obscured glass to rear, chrome towel rail radiator and a three piece suite comprising a double shower cubicle, low level W.C with concealed cistern and wash hand basin set on a vanity unit.

Outside

Front Garden



Area laid to lawn, off road parking for two vehicles and access to garage.

Rear Garden



Area laid to artificial turf, further area laid with decorative pea shingle, bordered with block wall and wood panelled fencing.

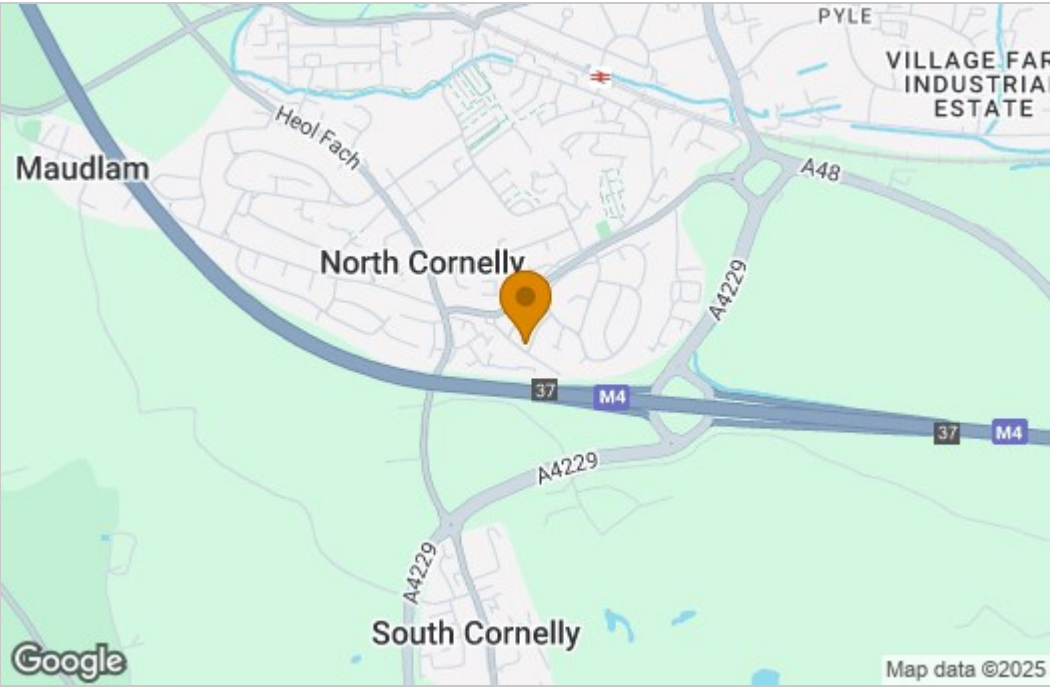
Garage

A block built garage with power and lighting, accessed via an up and over door.

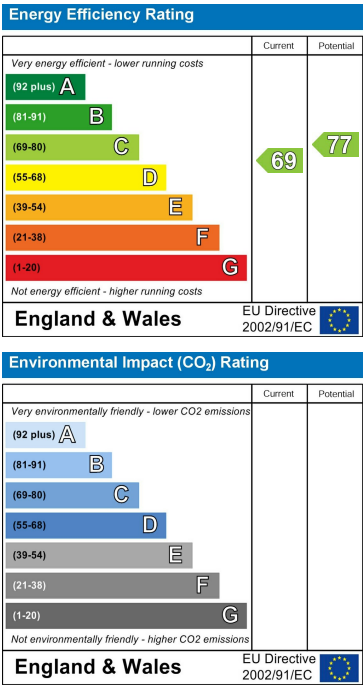
Floor Plan



Area Map



Energy Efficiency Graph



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.