



## 9 Long Meadow, North Cornelly, CF33 4PX

**£240,000**

Ferriers Estate Agents are pleased to offer For Sale, this Three Bedroom Detached Property, situated on a popular development in North Cornelly. Close to 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:- Ground Floor - Open Plan Entrance Porch/Hallway, Lounge, Kitchen/Diner and Cloakroom - First Floor - Landing, Three Bedrooms with en-suite shower room to the Master Bedroom and Family Bathroom. The property also benefits from Upvc Double Glazing, Gas Central Heating via Combination Boiler with additional Smart Hive Thermostat, Driveway Parking leading to Garage with Office and Front & Rear Gardens. Viewing Recommended.

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

EPC Rating = C.

Council Tax Band = D.

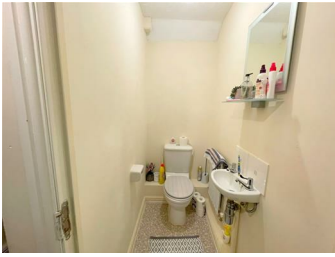
## Ground Floor

### Entrance Porch/Hallway



Via a composite front door, textured ceiling, skimmed walls, vinyl flooring, white panelled doors to a storage cupboard and cloakroom, carpeted staircase leading to the first floor, radiator, white panelled doors leading off to:-

### Cloakroom



### Lounge 17'4" x 9'8" (5.28m x 2.95m)



Textured ceiling, skimmed walls, fitted carpet, Upvc double glazed window to the front and sliding patio door with matching side panel to the rear, two radiators.

### Kitchen/Diner 17'4" x 9'2" (5.28m x 2.79m)



Textured ceiling, part skimmed, part tiled walls, vinyl flooring, a range of wall and base units with complementary work surface housing a black sink/drainage unit with mixer tap, integrated four ring gas hob with extractor above, eye level oven and grill, plumbed for automatic washing machine and dishwasher, space for fridge/freezer, table and chairs, Upvc double glazed window to the front, radiator, Upvc half obscured glazed door and window to the rear garden.

## First Floor

## Landing



Textured ceiling with loft access, skimmed walls, fitted carpet, Upvc double glazed window to the rear, white panelled door to a storage cupboard housing the combination gas boiler and shelving, white panelled doors leading off to:-

### Master Bedroom 11'10" x 9'3" (3.61m x 2.82m)



Textured ceiling, skimmed walls, fitted carpet, two white panelled doors to built in wardrobes, Upvc double glazed window to the front, radiator, white panelled door into:-

### En-suite Shower Room 9'3" x 5'3" (2.82m x 1.60m)



Textured ceiling, skimmed walls with tiled splash back, cushion flooring, three piece suite comprising wash hand basin with pedestal, low level W.C. and tiled shower cubicle with glazed folding door, Upvc obscured glazed window to the rear, radiator.

### Bedroom Two 9'11" x 9'5" (3.02m x 2.87m)



Textured ceiling, skimmed walls, fitted carpet, Upvc double glazed window to the front, radiator.

### Bedroom Three 9'9" x 7'1" (2.97m x 2.16m)



Textured ceiling, skimmed walls, fitted carpet, Upvc double glazed window to the rear, radiator.

### Family Bathroom 6'11" x 6' (2.11m x 1.83m)



Textured ceiling with extractor, skimmed walls with tiled splash back, cushion flooring, three piece suite comprising wash hand basin with pedestal, low level W.C. and panelled bath with mixer shower tap, Upvc obscured glazed window to the front, radiator.

### Outside

#### Front



Opening onto a driveway leading to a detached garage, outside tap, wooden pedestrian gate giving access to the rear garden, paved steps and pathway enclosed with brick wall and wrought iron fencing leading to the property with canopy above, area laid to lawn to the front.

### Rear Garden



The garden is laid with astroturf bordered to one side with decorative chippings, wooden pedestrian gate to the side driveway, paved pathway to the front leading to a paved patio area, Upvc obscured glazed door into the office at the rear of the garage, to the rear of the garden behind the office there is a covered paved area suitable for hot tub,

### Office 9' x 7'7" (2.74m x 2.31m)



Skimmed ceiling, foam padded walls, power and lighting, white panelled door into the garage.

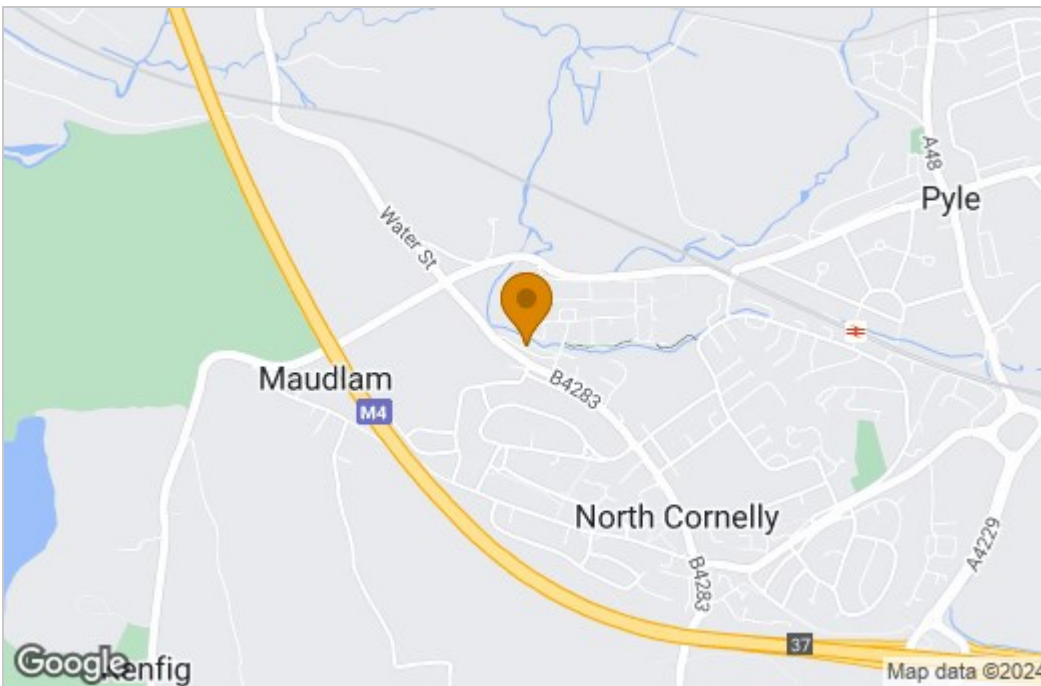
### Garage 9' x 9'3" (2.74m x 2.82m)



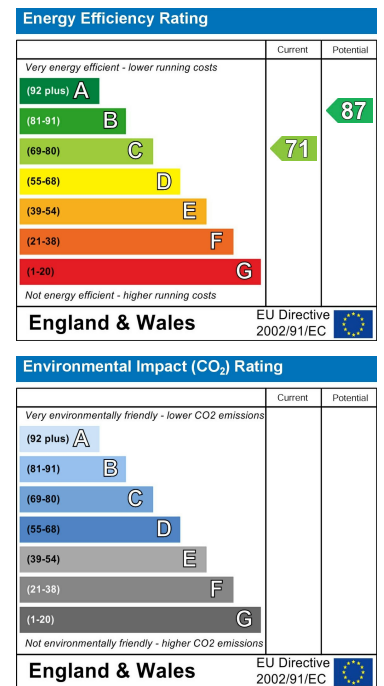
Electric roller shutter door to the front, power and lighting, white panelled door into the office at the rear.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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