



3, Heol Nant  
Bridgend, CF33 4DG

Watts  
& Morgan







# 3, Heol Nant

North Cornelly, Bridgend CF33 4DG

**£205,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Guide Price \*\*£205,000 - £215,000\*\*

Watts & Morgan are pleased to present to the market this well proportioned three bedroom semi-detached house in North Cornelly with close proximity to all local amenities, schools and shops. Accommodation comprises: Entrance hall, living room, dining room, kitchen and downstairs WC. First floor landing, two double bedrooms, single bedroom and family bathroom. Externally offering private driveway with space for 3 vehicles and the bonus of an electric car charger point, single garage and a low maintenance rear garden. EPC Rating "D"

## Directions

\* Bridgend Town Centre - 6.9 Miles \* Porthcawl Sea front - 4.0 Miles \* J37 of the M4 - 1.7 Miles \* Cardiff City Centre - 30.1 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially glazed uPVC front door with adjacent side glazed panel into a spacious hallway with beautiful parquet flooring, stairs leading to the first floor landing.

The front sitting room is a good sized reception room with the parquet flooring continuing from the entrance hall, a double uPVC window to the front elevation and a decorative fireplace.

The dining room is a sizeable room with ample space for dining/living room furniture also providing carpeted flooring and uPVC window to the rear elevation. The downstairs WC has been fitted with a 2-piece suite comprising of a fitted wall mounted sink and low level WC. Further features include partially tiled walls, tiled flooring and obscured uPVC window to the side elevation. The kitchen has been fitted with a range of wall and base units and complementary laminate work surfaces. Further features include tiled flooring and partially tiled walls. Electric oven and 4-ring hob to remain. Wall hung Gloworm combi boiler, installed Dec 2022. Partially glazed uPVC door leads to the rear of the property and uPVC window to the side elevation.

### FIRST FLOOR

The first floor landing provides carpeted flooring and provides access to the loft hatch with a pull-down ladder.

Bedroom one is a good size double bedroom featuring carpeted flooring, uPVC window to the front elevation and ample space for freestanding furniture. Bedroom two is a further good size double bedroom featuring carpeted flooring and a uPVC window to the rear. The room also offers space for freestanding wardrobes. Bedroom three is a generous single room currently being used for an office. The bedroom features carpeted flooring and a uPVC window to the front.

The family bathroom has been fitted with a 3-piece suite comprising a low level WC, wash basin set within a vanity unit and a separate shower cubicle with an electric shower. Further features include laminate flooring and obscured uPVC window to the side elevation. The bathroom further benefits from a storage cupboard and mirrored cabinet.

### GARDENS & GROUNDS

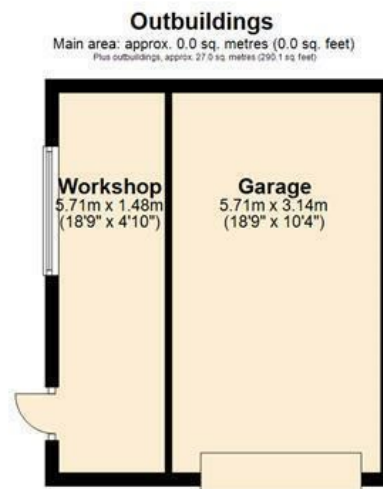
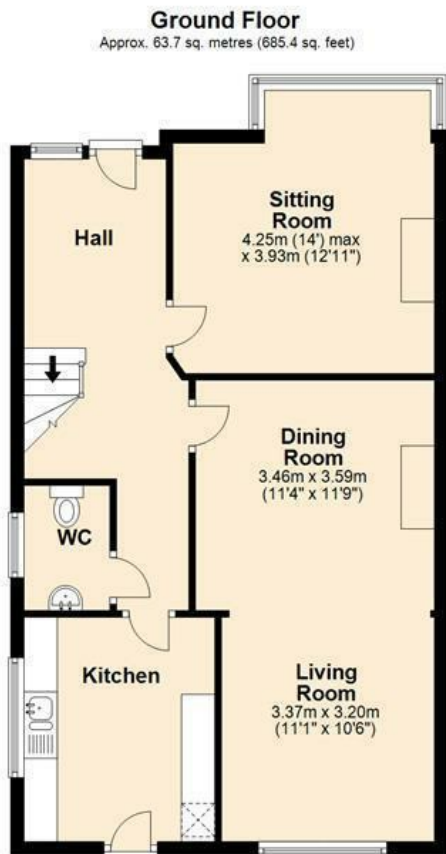
No.3 is approached off Heol Nant onto a private driveway with parking for two/three vehicles. There is an electric car charger point to remain. The private driveway leads to the single garage with a manual up and over door. Side access from the driveway leads to the rear garden which reveals a fully enclosed low maintenance garden featuring a paved patio area surrounded by mature shrubs.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D" Council Tax band "C"







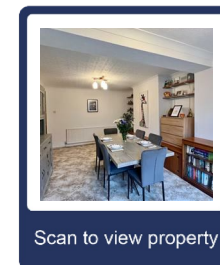
Main area: Approx. 107.2 sq. metres (1153.8 sq. feet)  
Plus outbuildings, approx. 27.0 sq. metres (290.1 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

**3 Heol Nant, North Cornelly, -**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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