



Ffordd Yr Eglwys, North Cornelly, Bridgend
County. CF33 4NS

£185,000

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Immaculately presented three bedroom semi detached house comprising, entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom and enclosed rear garden. Early viewing highly recommended. NO ONGOING CHAIN.

£185,000 - Freehold

- Immaculately presented three bedroom semi detached house
- No ongoing chain
- Open plan kitchen/diner (newly installed)
- Gas combination boiler
- PVCu double glazing throughout
- Potential to create off road parking(subject to
- EPC - C, Council tax band - B



DESCRIPTION

Introducing this three bedroom semi detached house comprising, entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom and enclosed rear garden. NO ONGOING CHAIN.

The property is located in the village of North Cornelly which offers excellent access to the seaside town of Porthcawl and is within a two minute drive of J37 of the M4.

ENTRANCE

Via part frosted glazed PVCu door with PVCu frosted side panel into the entrance hall finished emulsioned ceiling, centre pendant light, smoke alarm, emulsioned walls, radiator, skirting and wood effect laminate flooring. Doors leading off to lounge, kitchen/diner. Stairs leading to the first floor.

LOUNGE (14' 3" x 11' 6") or (4.35m x 3.50m)

Emulsioned ceiling, pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, feature chimney breast, skirting and fitted carpet.

KITCHEN/DINER (20' 11" max x 12' 5" max) or (6.37m max x 3.79m max)

Emulsioned ceiling with sunken spot lights and one pendant light, coving, emulsioned walls, radiator, frosted PVCu double glazed door leading out to the rear garden, two large PVCu double glazed windows overlooking the rear garden, skirting and a continuation of the laminate flooring. A range of wall and base units in a shaker style navy blue with complementary square edge wood effect laminate work surface. Integrated double electric oven with four ring gas hob and overhead black gloss extractor fan. Inset black resin sink with chrome mixer tap. Space for freestanding washing machine. Integrated fridge/freezer. Breakfast bar with space for two stools and further space for seating area or dining room table.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Pendant light, smoke alarm, access to the loft, emulsioned ceiling and walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Doors to three bedrooms and family bathroom.

FAMILY BATHROOM (6' 11" x 5' 8") or (2.10m x 1.73m)

Skimmed ceiling with sunken spot lights, emulsioned walls with black marble effect tiling to splash back areas, black towel radiator, PVCu frosted double glazed window overlooking the rear of the property, skirting and wood effect lino flooring. Three piece suite comprising low level WC, pedestal sink with black mixer tap and bath with black mixer taps, folding glass screen and overhead black mixer shower.

BEDROOM 1 (13' 8" max x 10' 5" max) or (4.16m max x 3.18m max)

Emulsioned and coved ceiling, pendant light, emulsioned walls, large cupboard housing gas combination boiler (two years old), radiator, large PVCu double glazed window overlooking the rear of the property, skirting and a continuation of the fitted carpet.

BEDROOM 2 (13' 9" max x 11' 7" max) or (4.19m max x 3.52m max)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the fitted carpet. Built in wardrobe with hanging rail.



BEDROOM 3 (10' 4" x 8' 4") or (3.14m x 2.55m)

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and a continuation of the fitted carpet. Built in storage cupboard over the stairs with shelving.

OUTSIDE


Access to the original outside WC and two further doors to outside storage with shelving and fitted cabinets. Steps leading up to the enclosed rear garden on a good sized plot with area laid to patio and the remainder laid to lawn. Outside tap.

Concrete path leading to the front door. Side gated access. Mainly laid to lawn with potential to create off road parking (subject to planning).



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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