

Payton
Jewell
Caines



Julians Way, North Cornelly, Bridgend,
Bridgend County. CF33 4ET

£225,000

PJC PAYTON
JEWELL
CAINES

Julians Way, North Cornelly, Bridgend, Bridgend County. CF33 4ET

Well presented three bedroom semi detached house comprising entrance porch, lounge, kitchen/diner, family bathroom, DRIVEWAY PARKING and DETACHED GARAGE. Viewing recommended.

£225,000 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Enclosed rear garden
- Driveway parking and detached garage
- Close to the M4 corridor
- EPC - C / Council tax - C



DESCRIPTION

Introducing this well presented three bedroom semi detached house 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. The property benefits from a kitchen/diner, enclosed rear garden, driveway parking and detached garage. Viewing recommended.

ENTRANCE

Via PVCu glazed door into the entrance porch.

ENTRANCE PORCH (6' 3" x 3' 11") or (1.90m x 1.20m)

Emulsioned ceiling and walls, PVCu double glazed window to the front of the property with fitted blinds, tiled flooring and oak glazed double doors leading into the lounge.

LOUNGE (13' 1" x 16' 5") or (4.0m x 5.0m)

Emulsioned and coved ceiling, emulsioned walls with feature papered wall, laminate flooring, PVCu double glazed window with fitted blinds to the front of the property and radiator. Feature marble fireplace housing a gas fire and carpeted staircase leading to the first floor with spindle balustrade. Door leading to under stairs storage and wooden glazed door leading to the kitchen/diner.

KITCHEN/DINER (10' 6" x 16' 5") or (3.20m x 5.0m)

Emulsioned and coved ceiling, emulsioned walls with one feature papered wall, radiator and tiled flooring. PVCu double glazed window and PVCu double glazed French doors leading to the rear of the property with side panel and vertical blinds. The kitchen is finished with a range of wall and base units with complementary work surfaces housing a stainless steel Franke sink/drainers with stainless steel mixer tap. Stainless steel and glass extractor hood over the breakfast bar. Space for freestanding oven, dishwasher and American style fridge/freezer.

LANDING

Via stairs with fitted carpet and spindle balustrade. Stippled and coved ceiling, attic hatch, emulsioned walls, fitted carpet and PVCu frosted double glazed window with leaded light. Wooden solid oak doors leading to three bedrooms and bathroom.

BEDROOM 1 (12' 10" max x 9' 10" max) or (3.90m max x 3.00m max)

Emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window to the front of the property, fitted carpet and radiator.

BEDROOM 2 (9' 10" x 9' 10") or (3.00m x 3.00m)

Stippled and coved ceiling, emulsioned walls, laminate flooring, radiator and PVCu double glazed window to the rear of the property. Wooden oak door leading to built in storage.

BEDROOM 3 (8' 6" x 6' 3") or (2.60m x 1.90m)

Stippled and coved ceiling, emulsioned walls with one feature papered wall, radiator, laminate flooring and PVCu double glazed window to front of the property.



BATHROOM (7' 3" x 6' 3") or (2.20m x 1.90m)

Emulsioned and coved ceiling with spot lights, emulsioned walls with tiling to the splash back areas, vinyl flooring in wood effect, stainless steel towel rail and frosted PVCu double glazed window to the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with stainless steel taps and bath with stainless steel mixer tap, hand shower attachment and overhead electric shower with stainless steel and glass bi-fold screen.

OUTSIDE


Enclosed front garden bound by wall, laid to lawn with concrete driveway to the side of the property leading to a detached garage with up and over door and PVCu courtesy to the side.

Good sized enclosed rear garden laid to patio and lawn. Outside tap.



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		88
(69-80) C	73	
(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.



www.pjchomes.co.uk

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