



## Plas Morlais, £125,000

- Three Bedroom
- Semi Detached
- Investment Opportunity
- Tenant in Situ
- EPC Rating: D



3 1 1



## About the property

This three-bedroom semi-detached home in the popular village of North Cornelly offers an excellent opportunity for investors or buyers seeking a project. Situated in a convenient location with easy access to local amenities, schools, and transport links. The property is currently tenanted. The house features three well-proportioned bedrooms, a spacious lounge and dining area, and a kitchen and bathroom that are in need of updating. With refurbishment, the property has strong potential to increase in both rental yield and resale value. Outside, there is a front garden with scope for off-road parking (subject to consent) and a rear garden that provides outdoor space for tenants or future owners.

This property represents a fantastic investment opportunity. Once modernised, the home will appeal to families and professionals alike thanks to its location close to Porthcawl, Bridgend, and the M4 corridor. To book your viewing please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).





## Accommodation

### Lounge

12' 5" x 12' 2" ( 3.78m x 3.71m )

### Dining Room

12' 5" x 11' 8" ( 3.78m x 3.56m )

### Kitchen

12' 2" x 7' 3" ( 3.71m x 2.21m )

### First Floor

#### Bedroom

12' 6" x 11' 9" ( 3.81m x 3.58m )

#### Bedroom

12' 3" x 11' 3" ( 3.73m x 3.43m )

#### Bedroom

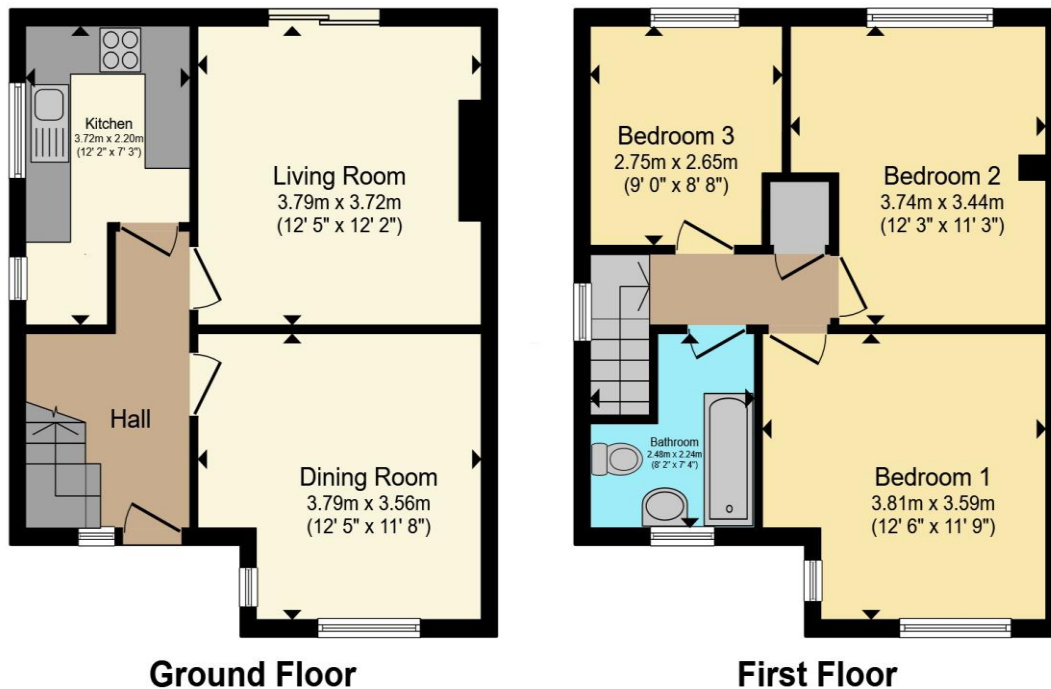
9' x 8' 8" ( 2.74m x 2.64m )

#### Bathroom

01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Total floor area 82.8 m<sup>2</sup> (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Important Information

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