



55 HEOL Y CWRT. BRIDGEND. CF33 4AX

£240.000

A fantastic opportunity to purchase this newly modernised and highly spacious 4 bedroom end terrace property in the popular area of North Cornelly, Bridgend. Set over three floors and ideally situated close to local amenities with convenient road and transport links... this is the perfect family home!

Internally the property has been newly modernised throughout and benefits from; Brand new Magnet kitchen with new electric oven, extractor and hob, brand new bathroom, ensuite shower room and downstairs WC, new carpets and floor coverings, redecorated throughout, updated electrics with current edition fuse board and brand new gas central heating boiler.

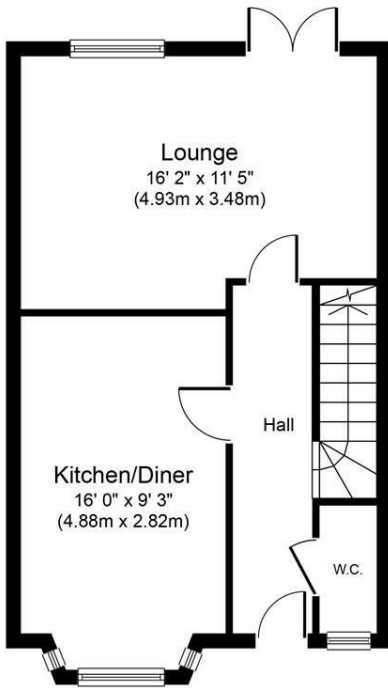
On the ground floor is the entrance hallway, with doors leading to the kitchen/diner, downstairs WC and lounge with direct access to the rear garden via attractive French doors. To the first floor sits three spacious bedrooms and the family bathroom. On the second floor a large master bedroom with ensuite shower room.

There is an excellent low maintenance garden to the rear of the property with lawn and patio sections. With further garden to the front, along with three car parking spaces belonging to the property.

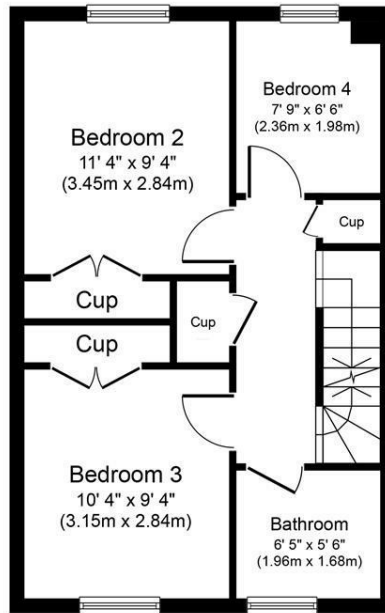
The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

Note - Please note, Rightbricks Ltd has an associated interest in this property

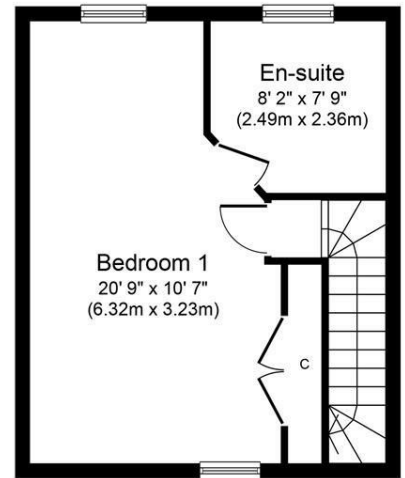
FLOOR PLAN



Ground Floor
Approximate Floor Area
428 sq. ft.
(39.8 sq. m.)



First Floor
Approximate Floor Area
419 sq. ft.
(38.9 sq. m.)

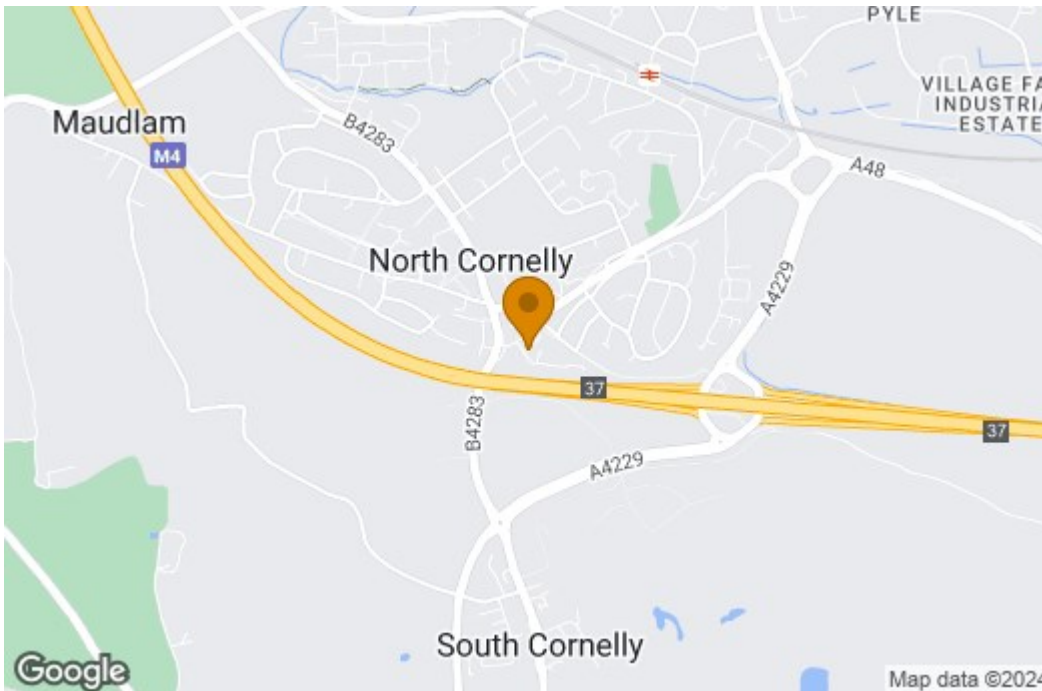


Second Floor
Approximate Floor Area
321 sq. ft.
(29.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.