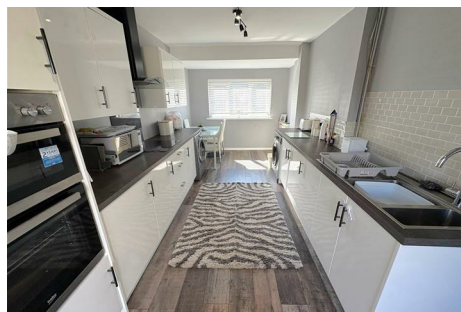


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## 25 Tir Newydd , North Cornelly, CF33 4NA

Ferriers Estate Agents are pleased to offer for sale this deceptively spacious, three double bedroom, mid terraced property, situated in North Cornelly, close to all local amenities. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, two reception rooms and a kitchen/diner to the ground floor. Landing, three double bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combi boiler, uPVC double glazing throughout, front garden and an enclosed rear courtyard. Perfectly suited to first time buyers and growing families alike, offering practical living space and the advantage of no onward chain!

Tenure = Freehold (to be confirmed by a legal representative).  
EPC Rating = D.  
Council Tax Band = B.

**£145,000**

# 25 Tir Newydd

, North Cornelly, CF33 4NA



- Three Double Bedroom, Mid Terraced Property
- Two Reception Rooms
- Ideal FTB / Investment
- uPVC Double Glazing Throughout
- Kitchen / Diner
- EPC = D
- Gas Central Heating Via Combi Boiler
- First Floor Bathroom
- Council Tax Band = B

## Ground Floor

### Entrance Hallway

17'3" x 6'2" (5.26 x 1.88)

### Reception Room One

12'7" x 11'8" (3.86 x 3.56)

### Reception Room Two

14'2" x 11'8" (4.34 x 3.56)

### Kitchen/Diner

20'2" x 8'9" (6.15 x 2.67)

## First Floor

### Landing

### Bedroom One

14'4" x 11'8" (4.37 x 3.56)

### Bedroom Two

16'0" x 8'9" (4.90 x 2.69)

### Bedroom Three

11'6" x 12'11" (3.53 x 3.94)

### Bathroom

8'0" x 6'0" (2.44 x 1.85)

### Outside

### Front Garden

### Rear Courtyard



[Directions](#)



# Floor Plan



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.

