

16 Bryn Amlwg  
North Cornelly  
Bridgend  
CF33 4DJ

£145,995



- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- FRONT & REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN
- CLOSE TO GREAT SCHOOL CATCHMENT & AMENITIES
- CLOSE TO M4 CORRIDOR
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- CALL TODAY TO ARRANGE A VIEWING ON 01656 750764

Ref: PRA10766

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* IDEAL FOR FIRST TIME BUYERS \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom mid terrace property situated in a quiet cul de sac location within North Cornelly. The property is situated within walking distance to local amenities, great school catchment, and Kenfig Nature Reserve. Property comprises to the ground floor, hallway, lounge/diner and kitchen. To the first floor two bedrooms and bathroom. Further benefits are front and rear garden, off road parking, gas central heating, Property is close to M4 corridor with easy access to A48. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Entrance

Enter via UPVC door into hallway, plain walls. textured ceiling, radiator and access to ground floor rooms.

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### Lounge/Diner (15' 04" x 11' 11") or (4.67m x 3.63m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator, archway leading into kitchen.

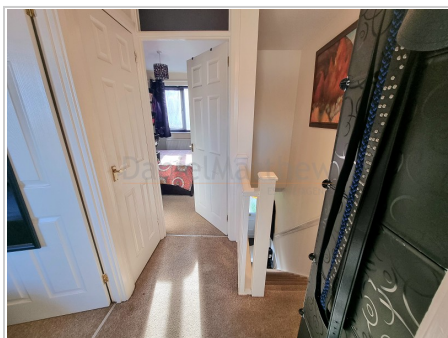
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### Kitchen (12' 11" x 7' 03") or (3.94m x 2.21m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to enclosed rear garden, plain ceiling, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob and extractor fan, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler.

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### Landing

Plain walls, fitted carpet, doors leading into;-

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### Shower Room

UPVC double glazed window to rear aspect, three piece suite comprising modern double shower enclosure with thermostatic waterfall shower, low level WC, pedestal wash hand basin, textured ceiling, tile and plain walls, vinyl flooring and radiator.

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### Bedroom One (10' 08" x 9' 10") or (3.25m x 3.00m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring and radiator.

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### Bedroom Two (11' 10" x 6' 03") or (3.61m x 1.91m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring and radiator.

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### Outside

FRONT - Parking space to the front and steps leading to the front door access.

REAR- Fence boundary with laid to lawn and laid to deck.

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C73

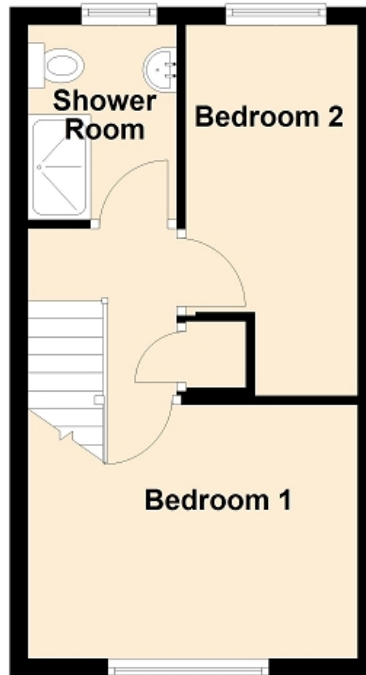
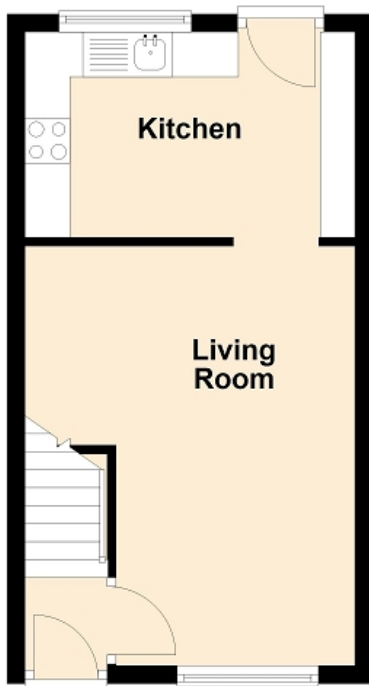
### Tenure

We are informed that the tenure is Freehold

### Council Tax

Band B

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*