



Morwenna, Heol Las Villas, Maudlam,  
North Cornelly, Bridgend. CF33 4PL

£175,000



## Morwenna, Heol Las Villas, Maudlam, North Cornelly, Bridgend. CF33 4PL

A two bedroom semi detached bungalow, situated on a large corner plot in the village location of Maudlam. The property requires full refurbishment throughout and benefits from two reception rooms, gardens to the front, side and rear and driveway offering ample off road parking. No ongoing chain.

**£175,000 - Freehold**

- Semi detached bungalow
- Two double bedrooms, EPC - E
- Two reception rooms
- Full refurbishment/modernisation required
- Driveway parking for two/three vehicles
- Situated on a large corner plot



## DESCRIPTION

A two double bedroom semi detached bungalow, situated on a large corner plot within the village location of Maudlam which is conveniently positioned for the M4 corridor, Porthcawl coastal area and Kenfig nature reserve. The property offers great potential but requires full refurbishment throughout and benefits from gas central heating, two reception rooms, wet room, gardens to the front, side and rear and driveway offering ample off road parking. An ideal investment opportunity which can be offered with no ongoing chain.

## ENTRANCE

Access via front door with side panels into entrance porch.

## ENTRANCE PORCH

Skimmed ceiling Tongue and groove walls. Decorative window to side. Ceramic tiled flooring. Original stained glass hardwood door into entrance hallway.

## ENTRANCE HALLWAY

Polystyrene tiled ceiling. Papered walls. Radiator. Fitted carpet.

## RECEPTION 1 (12' 11" x 12' 11") or (3.94m x 3.93m)

Polystyrene tiled ceiling. Papered walls. Aluminium double glazed window to front. Double radiator. Feature fireplace with living flame gas fire. Fitted carpet. Hardwood glazed doors into second reception room.

## SECOND RECEPTION ROOM (12' 11" x 8' 11") or (3.93m x 2.71m)

Polystyrene tiled ceiling. Loft access. Papered walls. Aluminium double glazed window to side. Serving hatch. Double radiator. Fitted carpet.

## KITCHEN (9' 5" x 8' 4") or (2.88m x 2.53m)

Artexed ceiling. Part tiled part tongue and groove walls. Stainless steel single drainer sink unit. Space for cooker. Base units. Aluminium double glazed window to side. Bi-folding doors into pantry. Storage cupboard. Vinyl flooring. Door giving access to rear garden and inner porch.

## BEDROOM 1 (12' 5" x 12' 5") or (3.79m x 3.78m)

Polystyrene tiled flooring. Papered walls. Two radiators. Aluminium double glazed window to rear. Fitted carpet.

## BEDROOM 2 (11' 1" x 10' 6") or (3.38m x 3.21m)

Polystyrene tiled ceiling. Papered walls. Radiator. Aluminium double glazed window to front. Fitted wardrobes. Fitted carpet.

## WET ROOM

Polystyrene tiled ceiling. Fully tiled walls. Three piece suite comprising walk-in shower with electric shower and shower curtains, low level w.c. and wall mounted wash hand basin. Aluminium frosted double glazed window to rear. Anti-slip flooring.



## OUTSIDE

The front garden is enclosed and bounded by low level wall. Laid to lawn with a variety of mature shrubs. Driveway offering off road parking for two/three vehicles. Footpath leading to side garden which is laid to lawn with an abundance of shrubs and natural hedgerow.

The rear garden is enclosed and bounded by breeze block wall and natural hedgerow. Laid to patio with steps leading to lawned area. Storage shed and brick built shed to remain.

## DIRECTIONS

On entering North Cornelly along School Terrace take a right, continue along Heol Fach taking a left at the crossroads, passing the Angel public house turn left onto Heol Las where the property can be found on the right hand side.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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.



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