



Heol Y Plorin Road, North Cornelly,
Bridgend. CF33 4PZ

£137,500

PJC PAYTON
JEWELL
CAINES

Heol Y Plorin Road, North Cornelly, Bridgend. CF33 4PZ

WELL PRESENTED semi detached house, situated within a cul de sac in a popular location of North Cornelly. The property comprises lounge, kitchen/diner, cloakroom, en suite to master bedroom, enclosed rear garden and driveway. Viewing recommended to appreciate this LOVELY FAMILY HOME.

£137,500

- Three bedroom semi detached house
- Kitchen/diner with patio doors
- Downstairs Cloakroom/EPC-C
- Master bedroom with en suite shower room
- Enclosed rear garden
- Driveway for 2/3 vehicles



ENTRANCE

Via PVCu double glazed door with fan light.

ENTRANCE HALL

Skimmed ceiling. Two centre lights. Emulsioned walls. Fitted carpet.

CLOAKROOM

Skimmed ceiling. Emulsioned walls. PVCu double glazed window with opaque glass to side aspect. Double radiator. Two piece suite comprising low level w.c corner pedestal wash hand basin with mixer tap and tiling to splash back area.

LOUNGE (13' 0" x 12' 6") or (3.97m x 3.82m)

Skimmed ceiling. One centre light. Emulsioned walls. Double radiator. PVCu double glazed window to front aspect. Fitted carpet.

KITCHEN/DINER (17' 0" x 10' 5") or (5.17m x 3.17m)

Skimmed ceiling. Two centre lights. Emulsioned walls. Double radiator. A range of wall and base units in high gloss white with complementary work top. Space for freestanding fridge/freezer. Washing machine. Integrated electric oven. Four ring gas hob. Stainless steel cooker hood. Tiled to splash back areas. Stainless steel one and half bowl sink drainer with mixer tap. PVCu double glazed window to rear aspect. PVCu double glazed French doors opening onto patio area. Cupboard housing gas boiler. Access to under stairs storage cupboard. Vinyl flooring.

LANDING

Skimmed ceiling. Two centre lights. Smoke detector. Attic access. Emulsioned walls. Open balustrade. Double radiator. Fitted carpet. Airing cupboard housing hot water tank.

BEDROOM 1 (12' 8" x 11' 3") or (3.86m x 3.44m)

Skimmed ceiling. One centre light. Emulsioned walls. Double radiator. PVCu double glazed window to front aspect. Fitted carpet.

EN SUITE

Skimmed ceiling. One centre light. Extractor fan. Emulsioned walls. Double radiator. PVCu double glazed window with opaque glass to front aspect. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and tiled to splash back area, fully tiled corner shower with mains fed shower and bi-fold glass shower door.

BEDROOM 2 (8' 7" x 9' 7") or (2.61m x 2.91m)

Skimmed ceiling. One centre light. Emulsioned walls. Fitted carpet. Double radiator. PVCu double glazed window to rear aspect.

BEDROOM 3 (9' 9" x 8' 2") or (2.98m x 2.49m)

Skimmed ceiling. One centre light. Emulsioned walls. Fitted carpet. PVCu double glazed window to rear aspect. Double radiator.



BATHROOM (9' 10" x 5' 11") or (2.99m x 1.80m)

Skimmed ceiling. One centre light. Extractor fan. Part tiled/part emulsioned walls. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and panelled bath with mixer tap. PVCu double glazed window with opaque glass to side aspect. Double radiator. Fitted carpet.

OUTSIDE

Rear garden bounded by wood panel fencing. Laid mainly to lawn with side access via wooden gate. Front is open plan laid to lawn, path leading to front door. Driveway for parking 2/3 vehicles.

DIRECTIONS

From Bridgend Town take the A48 to Pyle, take the 2nd exit onto School Terrace, at the end of the road turn right, continue along the road until you see the Green Meadow Public House turn right into Mawdlam Way, turn left onto Angel Way, left again into Plorin Road, follow the road round and the property is on right hand side.



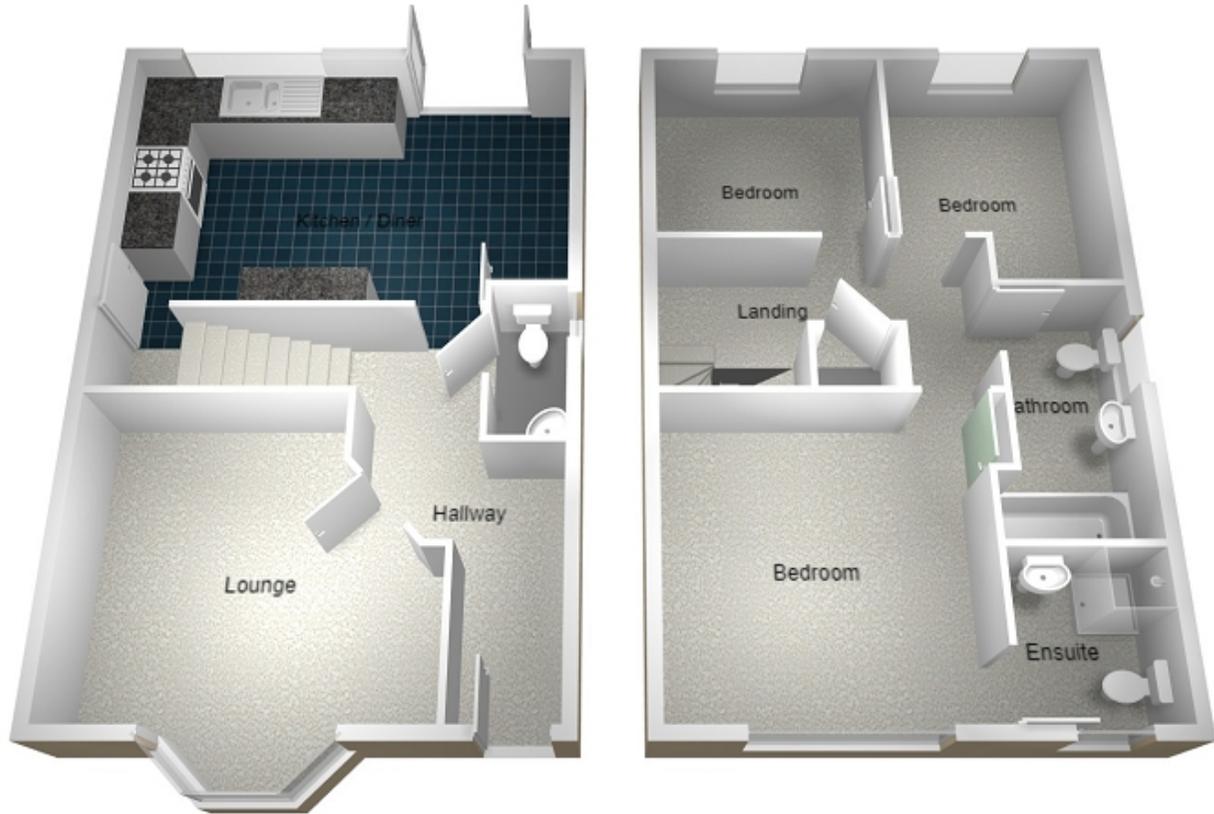
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (CO₂) 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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk