



Mill Meadow, North Cornelly, Bridgend.
CF33 4QB

£72,000



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We are pleased to offer this modern and well presented two bedroom maisonette, which offers an open plan lounge/kitchen/diner with French doors to Juliet balcony, PVCu double glazing throughout and has been well maintained by the current owner. Viewing highly recommended.

£72,000 - Leasehold

- Well presented maisonette
- Two good sized bedrooms
- Open plan lounge/kitchen/diner with Juliet balcony
- Shower room, EPC - C
- Designated parking space
- Ideal first time purchase/investment



DESCRIPTION

A well presented two bedroom maisonette which comprises entrance hallway, shower room, two bedrooms, open plan lounge/kitchen/diner with Juliet balcony and one designated parking space. The property is situated within the Redrow development of North Cornelly which is within close proximity to local shops, takeaways, public house, primary school and offers good road links to the M4 corridor and Porthcawl coastal area. Early viewing highly recommended to fully appreciate this delightful maisonette.

ENTRANCE

Access via front door into entrance hallway.

ENTRANCE HALLWAY

Skimmed ceiling. Smoke detector. Staircase leading to first floor. Under stairs storage cupboard with plumbing for automatic washing machine. Fitted carpet.

BEDROOM 1 (9' 8" x 10' 2") or (2.95m x 3.10m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (9' 3" x 8' 0") or (2.82m x 2.43m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window. Fitted carpet.

SHOWER ROOM

Skimmed ceiling. Emulsioned walls. Three piece suite in white comprising shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. PVCu frosted double glazed window. Vinyl flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Fitted carpet.

LOUNGE/DINER/KITCHEN

Skimmed ceiling. Emulsioned walls. Two PVCu double glazed windows. PVCu double glazed French doors to Juliet balcony, with Venetian blinds to remain. Two radiators. A range of base and wall units in cream with complementary work surface. Circular bowl sink with mixer tap. Built-in electric oven and hob. Space for free standing fridge freezer. Fitted carpet to lounge/diner, vinyl flooring to kitchen.

OUTSIDE

Steps leading to front door. One allocated parking space.

DIRECTIONS

On entering North Cornelly passing the Green Acre public house on the right hand side, take the next right onto Mawdlam Way and turn left at the junction onto Angel Way. Follow the road around turning left onto Plorin Road, left onto Mill Meadow and next right where the property can be found.



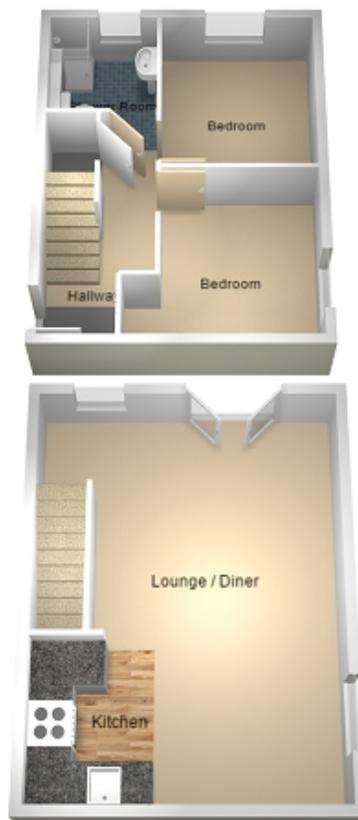
Floorplan & EPC

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



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