



Mill Meadow, North Cornelly, Bridgend .
CF33 4QB

£60,000



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IDEAL FIRST TIME BUY/INVESTMENT PURCHASE -

Modern second floor apartment situated in North Cornelly with good road links to the M4 corridor and Porthcawl coastal area. The property benefits from open plan living accommodation, good sized bedroom and shower room. Dedicated parking space to the rear.

£60,000 - Leasehold

- Modern one bedroom second floor apartment
- Leasehold 125 years from 2008
- Open plan lounge/kitchen/diner
- Shower room
- Walking distance to local amenities
- Viewing recommended, EPC-C



DESCRIPTION

Introducing this one bedroom apartment ideally located within a modern residential development close to J37 of the M4 and within easy access to Margam Country Park, Kenfig Nature Reserve and Porthcawl sea front.

The property offers modern accommodation with an open plan lounge/kitchen/diner, shower room, bedroom and dedicated car parking space. Ideal first time buy or investment purchase.

ENTRANCE

External staircase leading up to the second floor. Entrance via composite door into the open plan lounge/kitchen/diner.

OPEN PLAN LOUNGE/KITCHEN/DINER (17' 11" x 11' 7" max) or (5.45m x 3.53m max)

High ceiling with central light pendant to remain, two PVCu double glazed windows and PVCu double glazed French doors leading out to the Juliet balcony. Emulsioned walls, skirting and wood effect laminate flooring and wall mounted circuit breaker. Wall mounted and low level kitchen units in cream with brushed chrome handles and complementary roll top work surface with inset circular sink with mixer tap and electric oven with two ring electric hob and space for fridge/freezer and recessed spot lights.

SHOWER ROOM

Skimmed ceiling with central light fitting, half height ceramic tiles and a continuation of the laminate floor. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with plumbed shower and fully glazed door and fitted storage cupboard. Plumbing for automatic washing machine and space for tumble or additional storage.

BEDROOM 1 (11' 8" x 9' 6") or (3.55m x 2.90m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind, central light pendant, emulsioned walls, skirting and a continuation of the laminate flooring.

OUTSIDE


Dedicated car parking space to the rear.

DIRECTIONS


On entering the Redrow development in North Cornelly take a left at the T-junction, follow Plorin Road taking the third left onto Mill Meadow where the property can be found.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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+) A		
(81-91) B		
(69-80) C	77	78
(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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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