



Mill Meadow, North Cornelly, Bridgend.  
CF33 4QB

£85,000

**PJC** PAYTON  
JEWELL  
CAINES



## Mill Meadow, North Cornelly, Bridgend. CF33 4QB

Generous sized two bedroom maisonette comprising two bedrooms and shower room to the first floor, open plan lounge/kitchen to upper floor and separate dining room. Viewing highly recommended.

**£85,000 - Leasehold**

- Generous sized two double bedroom maisonette
- Two bedrooms and shower room to ground floor
- Open plan lounge/kitchen
- Separate dining room to the upper floor
- EPC - C, council tax band - B
- LEASEHOLD



## DESCRIPTION

A well presented two bedroom maisonette which comprises entrance hallway, shower room, two bedrooms, open plan lounge/kitchen plus separate dining . 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 maisonette.

## ENTRANCE

Via front door into maisonette. The hallway is finished with skimmed ceiling, emulsioned walls, laminate flooring, radiator and PVCu double glazed window to rear. Staircase to first floor with fitted carpet. Under stairs cupboard with plumbing for automatic washing machine. Two bedrooms and downstairs shower room.

## SHOWER ROOM (6' 3" x 5' 10") or (1.90m x 1.78m)

Skimmed ceiling, emulsioned walls, vinyl floor covering, radiator, PVCu frosted double glazed window to front of property and extractor fan. Three piece suite in white comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower.

## BEDROOM 1 (11' 4" x 10' 5") or (3.46m x 3.18m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to front of property.

## BEDROOM 2 (11' 3" x 8' 5") or (3.43m x 2.56m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

## UPPER FLOOR

Via staircase to the open plan kitchen/lounge.

## KITCHEN / LOUNGE (19' 2" x 17' 11") or (5.85m x 5.45m)

To the lounge:

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window and French doors with Juliet balcony to front of property. The kitchen is separated by breakfast bar area.

To the kitchen area:

A range of wall and base units with complementary work surfaces, circular bowl with mixer tap, electric hob and electric oven, space for fridge/freezer, PVCu double glazed window to rear of property, cupboard with shelving ideal for pantry and vinyl floor covering. Door leading into separate reception.

## DINING AREA (8' 3" x 7' 7") or (2.52m x 2.31m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

## 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.




## NOTE

We have been informed that the property is leasehold however the title deeds have not been inspected.

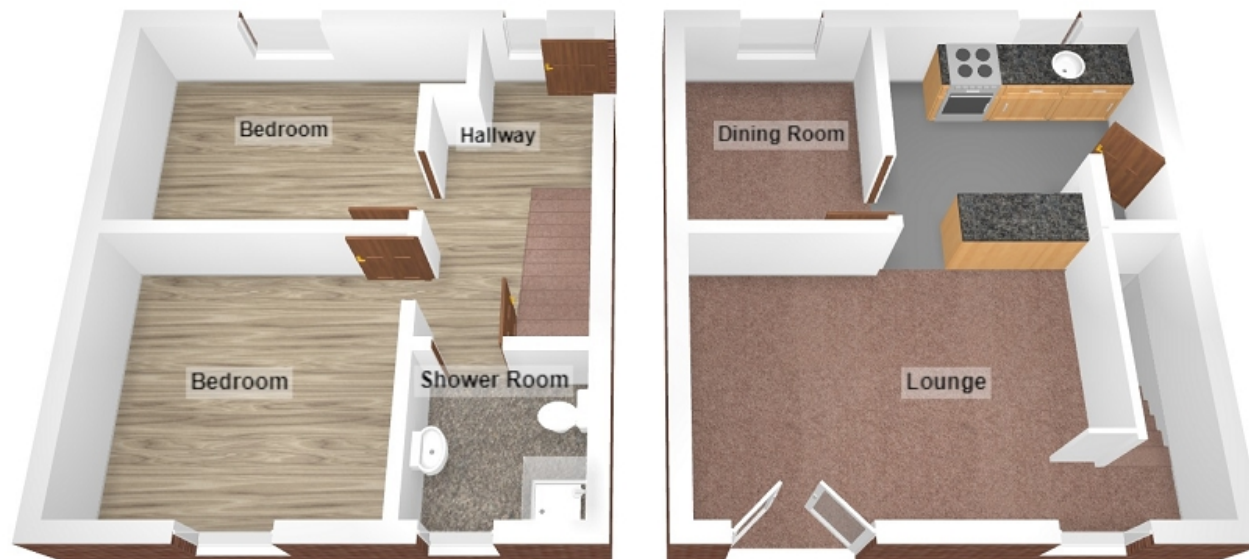




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



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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