



Plas Morlais, North Cornelly, Bridgend
County. CF33 4LU

Offers Over £60,000



Plas Morlais, North Cornelly, Bridgend County. CF33 4LU

Three bedroom end terrace house comprising converted garage, lounge, kitchen, utility, three bedrooms, bathroom, enclosed rear garden and off road parking. NO ONGOING CHAIN. IN NEED OF FULL REFURBISHMENT. CASH BUYERS ONLY. SURVEY AVAILABLE FOR INTERESTED PARTIES WHO HAVE VIEWED AND WISH TO OFFER.

Offers Over £60,000 - Freehold

- Three bedroom end terrace townhouse
- In need of complete refurbishment/No ongoing chain
- Cul de sac location
- Gas central heating/ PVCu double glazing
- Lounge/kitchen to first floor
- Bedrooms to second floor/ EPC - E
- CASH BUYERS ONLY



DESCRIPTION

A three storey end terrace town house which comprises garage conversion to ground floor, kitchen/utility and lounge to first floor and two double bedrooms plus one single bedroom and bathroom to the second floor. Rear garden in need of attention. Internal viewing highly recommended. No ongoing chain. In need of full refurbishment. CASH BUYERS ONLY. SURVEY AVAILABLE FOR INTERESTED PARTIES WHO HAVE VIEWED AND WISH TO OFFER.

ENTRANCE

Via glazed PVCu door with glazed side panel and frosted PVCu window into entrance hall finished with papered and coved ceiling, one centre light, smoke detector, staircase to first floor. Door into converted garage.

CONVERTED GARAGE (16' 8" x 12' 6") or (5.08m x 3.80m)

Polystyrene ceiling tiles, centre light, plastered walls, concrete floor, PVCu glazed window to front.

KITCHEN/DINER (16' 6" x 13' 0") or (5.02m x 3.96m)

Skimmed ceiling, two centre lights, part tiled/part emulsioned walls and vinyl non slip flooring. A range of wall and base units with complementary work top, single stainless steel sink and two PVCu double glazed windows to rear aspect. Door way through to utility space.

UTILITY

Papered ceiling, one centre light, fully tiled walls, PVCu frosted double glazed window to side aspect, ceramic tiled flooring, fully glazed frosted door which leads into a rear porch.

REAR PORCH

Papered ceiling, one centre light, emulsioned walls, PVCu double glazed window to rear aspect and fully glazed frosted PVCu door to rear.

LOUNGE (16' 5" x 13' 7") or (5.01m x 4.14m)

Papered ceiling with centre light and ceiling rose, emulsioned walls, PVCu double glazed window to front aspect and radiator. Staircase to first floor with open balustrade.

SECOND FLOOR LANDING

Via staircase. Artexed ceiling, one centre light, access into attic space, smoke detector, emulsioned walls, two storage cupboards and radiator.

BEDROOM 1 (12' 5" x 8' 10") or (3.78m x 2.70m)

Papered ceiling, centre light, emulsioned walls, PVCu double glazed window to front aspect, walk in wardrobe space and radiator.

BEDROOM 2 (11' 3" x 9' 6") or (3.43m x 2.90m)

Polystyrene ceiling tiles, centre light, emulsioned walls, wall mounted boiler, two storage cupboards, radiator and PVCu double glazed window to rear aspect.

BEDROOM 3 (9' 4" x 7' 4") or (2.84m x 2.24m)

Polystyrene ceiling tiles, centre light, emulsioned walls and PVCu double glazed window to front aspect.



BATHROOM (6' 10" x 6' 7") or (2.09m x 2.01m)

Skimmed ceiling, one centre light, part tiled/part emulsioned walls, PVCu frosted double glazed window to rear aspect radiator and non slip vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with electric shower over.

OUTSIDE

The rear garden is bounded by wood panel fencing and is in need of complete clearing. Courtyard area with outbuildings.


To the front the property is bounded by brick walling and has a driveway for two to three vehicles.

DIRECTIONS

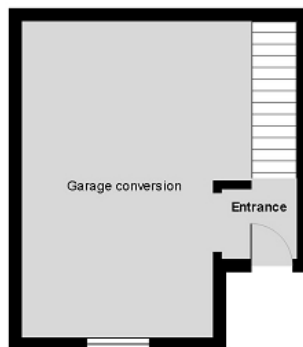
From Bridgend take the A48 to the Pyle roundabout, at the the Pyle roundabout take the second exit onto Fairfield, continue along Fairfield towards Cornelly, turn right onto Ffordd yr Eglwys, turn left onto Heol Y Parc, take second right onto Plas Morlais and the property is on the right hand side.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (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.



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.



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