



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

£57,500



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

An ideal first time or investment purchase! Modern ground floor apartment situated in North Cornelly with good road links to the M4 corridor and Porthcawl coastal areas. The property benefits from open plan living accommodation, a good size bedroom and shower room. Dedicated car parking space.

**£57,500 - Leasehold**

- Modern one bedroom ground floor apartment
- Open plan lounge/kitchen/diner
- Shower room
- Walking distance of local amenities
- Viewing recommended, EPC -C / Council tax - A
- Leasehold



## DESCRIPTION

Introducing for sale with no onward chain 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 Seafront. The property offers modern accommodation with an open plan lounge/kitchen/diner, shower room, bedroom and dedicated car parking space.

### OPEN PLAN LOUNGE/KITCHEN/DINER (14' 2" max x 11' 7" max) or (4.32m max x 3.54m max)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the front of the property. Fitted storage cupboard housing the electric box and fitted carpet.

The kitchen area is finished with a range of wall and base units with coordinating work surface, stainless steel inset sink with drainer and mixer tap, two ring electric hob with integrated electric oven. Space for fridge/freezer, inset spot light and vinyl flooring.

### SHOWER ROOM (7' 2" max x 5' 11" max) or (2.18m max x 1.80m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, skimmed and emulsioned walls and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and walk in shower cubicle. Fitted storage with plumbing and space for automatic washing machine.

### BEDROOM (10' 1" x 8' 0" max) or (3.08m x 2.44m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

## OUTSIDE

Dedicated car parking space to the rear.

## NOTE


We have been advised by the vendor that the leasehold is as follows;  
125 years from 8th January 2009.

Ground rent £80 annually.

Service charge £267.22 per calendar month.



# 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>	78	78
(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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