



Long Acre, North Cornelly, Bridgend
County. CF33 4BG

£184,950

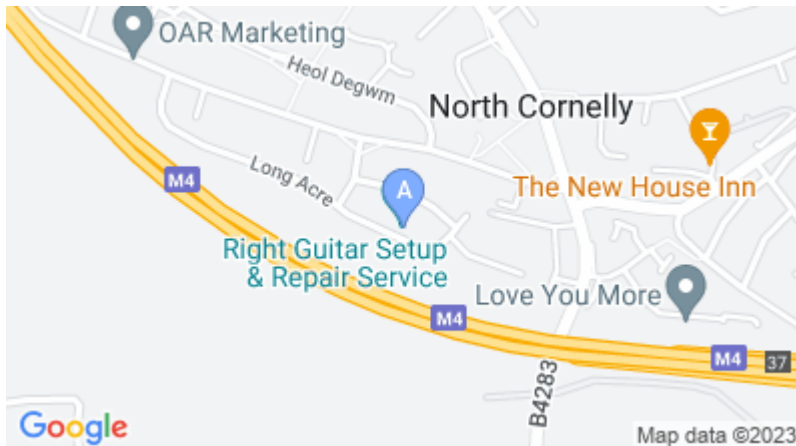


Long Acre, North Cornelly, Bridgend County. CF33 4BG

Three bedroom EXTENDED semi detached house comprising TWO RECEPTION ROOMS, downstairs WC, modern fitted kitchen, three bedrooms, bathroom, ENCLOSED REAR GARDEN WITH OUTBUILDING and OFF ROAD PARKING to the front. Early viewing recommended.

£184,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Modern fitted kitchen
- Downstairs WC/ EPC - E , Council tax band - B
- Beautifully landscaped rear garden
- Off road parking for three vehicles/ large shed to rear



DESCRIPTION

We are pleased to introduce for sale this beautifully presented three bedroom extended semi detached house briefly comprising to the ground floor two reception rooms, downstairs WC, modern fitted kitchen, three bedrooms, family bathroom, enclosed rear garden with outbuilding and off road parking.

The property is situated within the popular residential area of North Cornelly which is centred around supermarkets, shops, takeaways, Schools and is just a short drive into Pyle for Asda supermarket and further local shops and Schools. The property benefits from good road access to Porthcawl coastal town as well as Kenfig Nature Reserve. Good links to the M4 corridor for commuter access. Internal viewing is highly recommended to fully appreciate all that this property has to offer.

ENTRANCE

Via PVCu door with frosted glass panel through to reception room.

RECEPTION (13' 5" x 10' 6") or (4.08m x 3.19m)

Narrowing to 2.73m. Skimmed and coved ceiling, two sets of ceiling lights, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect with fitted Venetian blinds, feature fireplace, built in units to remain and fitted carpet. Staircase to first floor.

RECEPTION 2 (21' 5" x 10' 3") or (6.54m x 3.12m)

Narrowing to 2.66m. Skimmed and coved ceiling, two sets of feature ceiling roses and ceiling lights, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect with fitted Venetian blinds to remain and medium oak wood effect laminate flooring. The focal point of the room is a working gas fire place with mantel, hearth and surround. PVCu double glazed French doors lead out to a rear patio space. Space for dining furniture.

KITCHEN (18' 7" max x 9' 7") or (5.66m max x 2.92m)

Vaulted skimmed ceiling with exposed beam and Velux window, ceiling light and inset spot lights, PVCu double glazed window overlooking the rear garden with fitted Venetian blinds, radiator and tiled flooring. A range of wall and base units in a walnut wood effect with co-ordinating work surfaces and cream tiling to splash back areas. Double inset stainless steel sink with mixer tap. Integrated appliances include oven with five ring gas hob with overhead extractor hood and dishwasher. Space and plumbing for automatic washing machine. Space for fridge/freezer. Door way through to downstairs cloakroom. PVCu door with frosted glass panel leading out to the rear garden.

DOWNSTAIRS CLOAKROOM (4' 7" x 2' 11") or (1.40m x 0.89m)

Artexed ceiling, ceiling light, emulsioned walls, PVCu frosted double glazed window overlooking the side aspect and tiled flooring. Two piece suite in white comprising low level WC and wall hung wash hand basin.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden hand rail. Skimmed ceiling with ceiling light, access to the loft, smoke detector, emulsioned walls and fitted carpet. Built in storage cupboard housing gas fired combination boiler. Door ways leading off.



BEDROOM 1 (13' 5" max x 10' 7" max) or (4.08m max x 3.22m max)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect with fitted Venetian blinds, built in storage cupboard and laminate flooring.

BEDROOM 2 (12' 7" x 8' 11") or (3.84m x 2.72m)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front aspect with fitted Venetian blinds and fitted carpet.

BEDROOM 3 (8' 7" x 8' 0") or (2.61m x 2.43m)

Skimmed ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear aspect with fitted Venetian blinds and fitted carpet.

FAMILY BATHROOM (8' 4" x 4' 7") or (2.55m x 1.39m)

Skimmed ceiling, ceiling light, extractor fan, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the side aspect, wall mounted chrome heated towel rail and washed grey wood effect laminate flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity unit and double ended Jacuzzi bath with overhead chrome rainfall shower and glass shower screen.

OUTSIDE

Sunny aspect enclosed rear garden with paved areas ideal for garden furniture and entertaining, area laid to lawn with borders for planting. To the rear is a good sized storage shed with a newly installed rubber roof which has power and lighting. Gated access leading to the front driveway.

To the front the property has driveway for parking for at least three vehicles.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

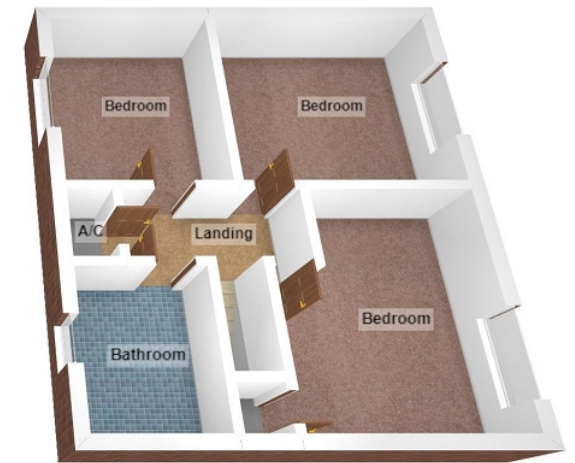
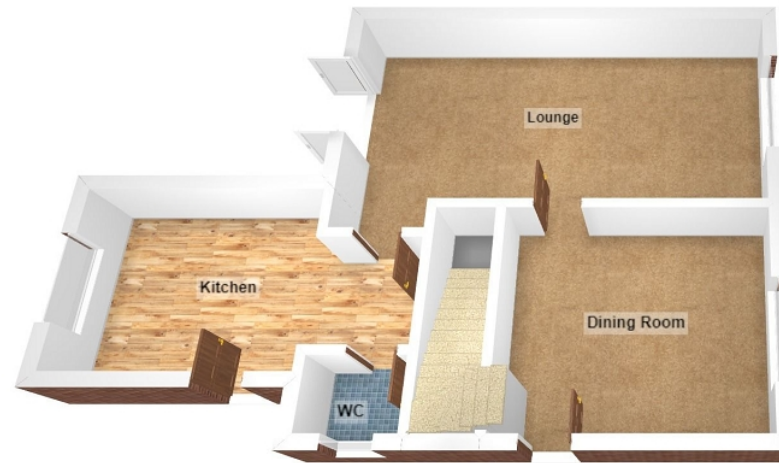


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(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.



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