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ESTATE AGENT IN  
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Mill Meadow, North Cornelly, Bridgend.  
CF33 4QA

£55,950

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

A WELL PRESENTED one bedroom GROUND FLOOR APARTMENT situated within the Redrow development in North Cornelly comprising OPEN PLAN kitchen/living/dining, DOUBLE bedroom, shower room/utility. Dedicated car parking. Ideal INVESTMENT PURCHASE. Available with NO ONGOING CHAIN.

£55,950 - Leasehold

- Ground floor one double bedroom apartment
- Dedicated and communal car parking
- Open plan kitchen/lounge/diner
- Shower room/utility area, EPC-C
- Management fee includes all utilities
- Available with NO ONGOING CHAIN



## DESCRIPTION

Introducing this purpose built ground floor one bedroom apartment located in a modern development in North Cornelly. The apartment is well presented and is available with white goods included. The monthly management includes all utilities - (gas, water and electric). Available with no ongoing chain.

This one bedroom apartment is 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.

## ENTRANCE

Access via part opaque glazed front door into open plan kitchen/lounge.

## OPEN PLAN KITCHEN / LOUNGE (18' 1" x 11' 8") or (5.50m x 3.55m)

Overlooking the front via a PVCu double glazed window with fitter roller blind and curtain pole to remain. The lounge is finished with skimmed ceiling, emulsioned walls with one featured paper wall, wood effect laminate flooring and fitted storage cupboard.

The kitchen comprises a range of low level and wall mounted units in cream with complementary roll top work surface, inset sink with mixer tap, integrated electric oven with electric hob, space for fridge/freezer and door giving access into shower room/utility area.

## SHOWER ROOM/UTILITY AREA

Skimmed ceiling, respatex walls and laminate flooring. Three piece suite in white comprising low level WC, wash hand basin with storage below and shower cubicle with fully glazed door and plumbed shower. Fitted storage cupboard offering plumbing for automatic washing machine (to remain if required) and space for tumble drier.

## BEDROOM (11' 2" x 9' 6") or (3.40m x 2.90m)

Overlooking the rear via a PVCu double glazed window with fitted vertical blind, curtain pole and curtains to remain. This room is finished with emulsioned ceiling and walls with one feature wall, wall mounted shelving and wood effect laminate flooring.

## OUTSIDE


One allocated parking space as well as communal and visitor parking and open space.

## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) 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.

We always offer buyers/sellers the option to use the Mortgage Advice Bureau - it is your decision whether you choose to use the Mortgage Advice Bureau. Should you decide to use the Bureau you should be aware that PJC will receive a referral fee of £300 for recommending you to them.



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