



Mill Meadow, North Cornelly, Bridgend.
CF33 4QB

Offers Over £70,000

PJC PAYTON
JEWELL
CAINES

Mill Meadow, North Cornelly, Bridgend. CF33 4QB

We are pleased to offer this well presented maisonette which offers open plan lounge/kitchen/diner with French doors to Juliet balcony, shower room, two bedrooms and benefits from PVCu double glazing throughout and gas central heating. Viewing comes highly recommended. No ongoing chain.

Offers Over £70,000 - Leasehold

- Modern & well presented maisonette
- Two bedrooms, EPC - C
- Shower room
- Open plan lounge/kitchen/diner
- Designated parking space
- Ideal first time purchase/investment



DESCRIPTION

A well presented two bedroom maisonette comprising entrance hallway, shower room, two bedrooms, open plan lounge/kitchen/diner with Juliet balcony and one designated parking space.

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.

ENTRANCE

Access via PVCu front door into entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, fitted carpet, carpeted staircase leading to the first floor, radiator and PVCu double glazed window to the rear of property.

BEDROOM 1 (7' 10" x 9' 8") or (2.40m x 2.94m)

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

BEDROOM 2 (7' 11" x 9' 7") or (2.42m x 2.91m)

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

SHOWER ROOM (6' 0" x 5' 11") or (1.84m x 1.80m)

Emulsioned ceiling and walls, non slip flooring, radiator and PVCu double glazed window to the front of property with obscured glass. Three piece suite comprising low level w.c. sink/pedestal and shower cubicle. Under stairs storage space.

OPEN PLAN LOUNGE/KITCHEN/DINER (19' 3" x 14' 2") or (5.86m x 4.33m)

Emulsioned ceiling and walls, wooden flooring, two radiators, PVCu double glazed window and Juliet balcony to the front of property and two windows to the rear. Vinyl flooring to kitchen and fitted carpet to lounge. A range of wall and base units with complementary work surface housing a stainless steel bowl drainer. Space for freestanding fridge/freezer, integrated electric oven and electric hob. Plumbing for automatic washing machine under the stairs.

OUTSIDE

Open plan frontage with designated parking.

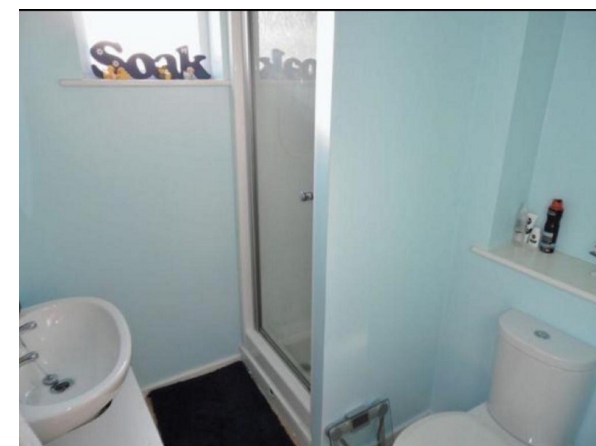
DIRECTIONS

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 on the right hand side.


NOTE

Photographs provided by the vendor. Property is currently tenanted.

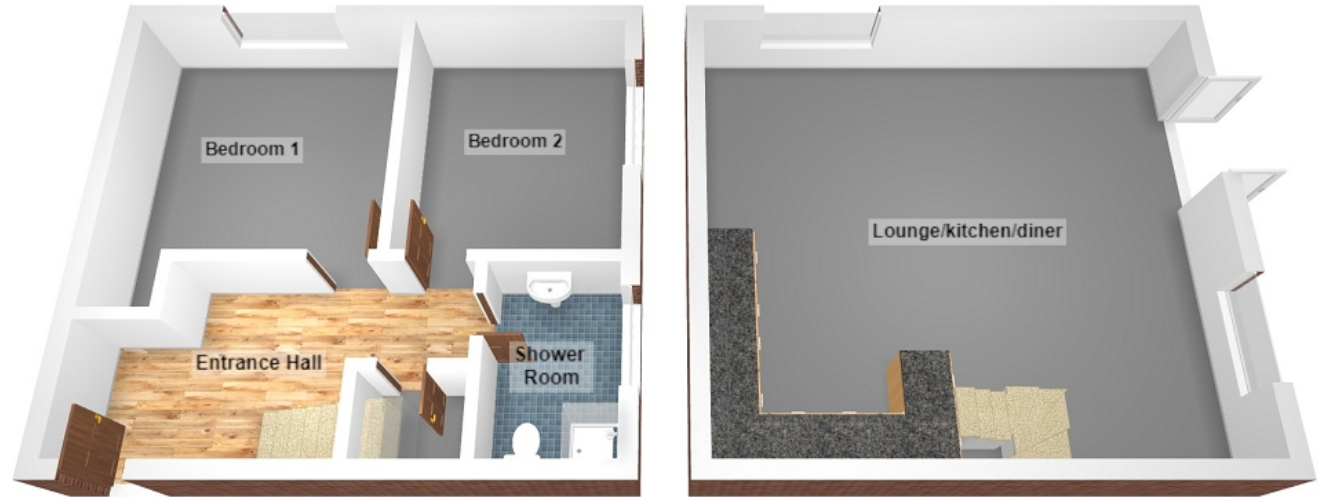
We have been advised the property is Leasehold, however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(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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