



Mill Meadow, North Cornelly, Bridgend .  
CF33 4QB

£55,950



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

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

£55,950

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



## DESCRIPTION

Introducing this well presented modern and contemporary one bedroom apartment which has been decorated and refurbished to a high standard by the current vendor. The monthly management includes the 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 corridor and within easy access to Margam Country Park, Kenfig Reserve and Porthcawl coastal area.

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

Access via PVCu double glazed door. Emulsioned ceiling and walls. Vinyl wood effect flooring. PVCu double glazed window to front. Radiator. Open plan to kitchen which has been refurbished in white high gloss wall and base units. Complementary wood effect work surfaces. Single sink and mixer tap. Electric hob and oven. Space for low level fridge. Storage cupboard.

### SHOWER ROOM/UTILITY AREA (11' 2" x 9' 6") or (3.40m x 2.90m)

Skimmed ceiling and emulsioned walls, with one wall tiled. Three piece suite in white comprising low level w.c, pedestal wash hand basin and shower unit with mains fed shower. Continuation of the vinyl flooring. Cupboard housing plumbing facilities for the washing machine. Extractor fan. Radiator.

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

Skimmed ceiling and walls. Continuation of the vinyl flooring. PVCu double glazed window to side. Radiator. Recessed area ideal for wardrobes.

## OUTSIDE


No gardens. Allocated parking area within parking bays.

## NOTE

We have been advised that the property is leasehold. Terms to be confirmed.



# 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	77
(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>		
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.



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 [twitter.com/pjchomes](https://twitter.com/pjchomes)

 Search 'Payton Jewell Caines'

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](http://www.pjchomes.co.uk)

01656 654328

### Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[pencoedrentals@pjchomes.co.uk](mailto:pencoedrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

### Neath

Sales: 01639 874507

[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)

Lettings: 01639 874507

[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)