

Payton
Jewell
Caines



Bryn Amlwg, North Cornelly, Bridgend
County. CF33 4DJ

£145,000

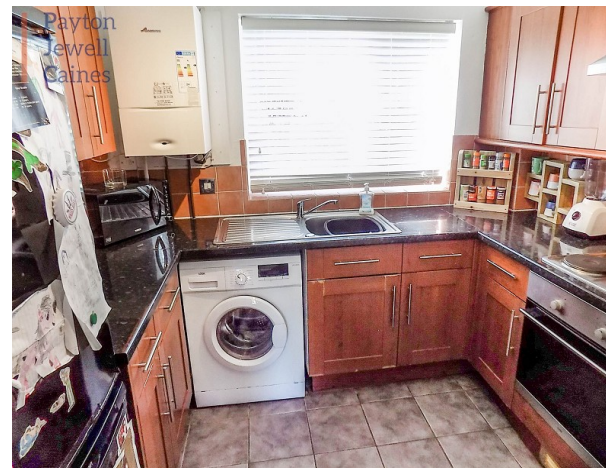


Bryn Amlwg, North Cornelly, Bridgend County. CF33 4DJ

Well presented two bedroom house making an ideal first time buy or investment purchase. The property is well presented and comprises entrance hall, lounge, kitchen, garage conversion, family bathroom, two bedrooms and good sized rear garden.

£145,000 - Freehold

- Well presented two bedroom house
- Garage conversion to reception room
- Good sized enclosed rear garden
- Quiet cul de sac location
- Ideal first time buy or investment purchase
- Gas combination boiler/ EPC - C , Council tax band - C



DESCRIPTION

Introducing this two bedroom property situated in a quiet cul de sac location within North Cornelly. The property benefits from a converted garage which could be used as an additional reception room / home office or occasional bedroom.

The property is within walking distance of local shops, Kenfig Nature Reserve, Post Office, Primary School and has good road links to the M4 and A48. Porthcawl coastal town is within a short drive. Early viewing highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with textured ceiling, centre light, emulsioned walls, radiator, electric fuse board, skirting and laminate flooring.

LOUNGE (13' 5" x 12' 2") or (4.10m x 3.71m)

Textured and coved ceiling, centre pendant light, smoke alarm, emulsioned walls, radiator, PVCu glazed door leading to rear garden with full height glazed side panel, skirting and laminate flooring. Stairs leading to the first floor. Door leading to garage conversion. Arch way leading to kitchen.

KITCHEN (8' 10" x 6' 11") or (2.70m x 2.12m)

Textured ceiling with centre spot lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the front of the property, radiator, skirting and tiled flooring. A range of wall and base units in a shaker style dark wood with complementary roll top work surface. Inset stainless steel sink with chrome mixer tap. Wall mounted Worcester boiler. Integrated electric oven, four ring electric hob and chrome extractor hood. Space for washing machine and space for freestanding fridge/freezer.

GARAGE CONVERSION (9' 6" x 8' 4") or (2.89m x 2.55m)

Textured ceiling, centre spot light, access to loft, emulsioned walls, PVCu double glazed window overlooking the rear of the property, skirting and laminate flooring.

Currently used as a bedroom and snug but could be opened up to one large room.

GARAGE CONVERSION / RECEPTION 2 (8' 4" x 7' 6") or (2.54m x 2.29m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and laminate flooring.

Stud partition wall can easily be removed.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Textured ceiling, centre spot lights, smoke alarm, access to loft, emulsioned walls, skirting and fitted carpet. Airing cupboard with shelving and hanging rail. All doors lead off.

BEDROOM 1 (11' 1" max x 8' 9" max) or (3.38m max x 2.66m max)

Measurements into the alcove. Textured and coved ceiling with centre spot lights, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Alcove ideal for built in wardrobes.



BEDROOM 2 (9' 4" x 5' 9") or (2.84m x 1.76m)

Textured ceiling with centre light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

FAMILY BATHROOM (6' 1" max x 6' 0" max) or (1.85m max x 1.84m max)

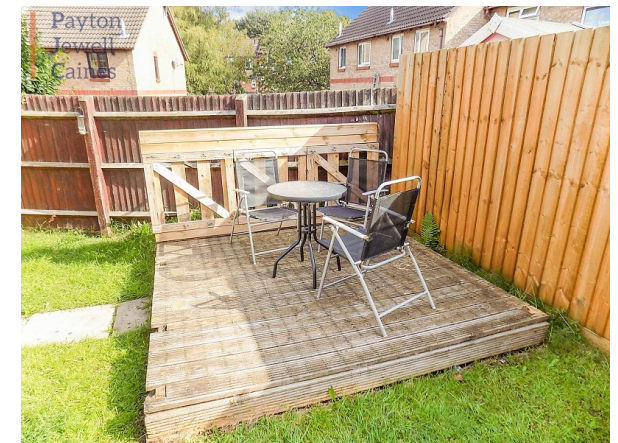
Textured ceiling, centre light, wall mounted extractor fan, radiator, PVCu frosted double glazed window overlooking the front of the property, floor to ceiling tiled walls and lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin and bath with overhead chrome shower and glass screen.

OUTSIDE


Enclosed rear garden with steps leading to patio with path leading to a rear decked area, decorative stone chippings, shed and the remainder laid to lawn.

The front of the property is open plan with steps leading to the front with lawn either side and trees providing privacy. Space for storage bins.

Off road parking for one vehicle.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(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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