

Payton  
Jewell  
Caines



Skylark Road, North Cornelly, Bridgend .  
CF33 4PD

£99,995



# Skylark Road, North Cornelly, Bridgend . CF33 4PD

IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.

Two bedroom first floor apartment comprising entrance hall, open plan lounge/kitchen/diner, two bedrooms, ENSUITE to master bedroom, family bathroom and dedicated parking space. Early viewing highly recommended. LEASEHOLD.

£99,995 - Leasehold

- Two bedroom first floor apartment
- Ensuite to master bedroom
- Open plan lounge/diner/kitchen
- Dedicated parking
- Ideal first time buy/ Investment purchase
- EPC - B , Council tax band - D
- Leasehold



## DESCRIPTION

Two bedroom first floor apartment situated in North Cornelly benefiting good sized lounge/kitchen/diner, ensuite shower room to bedroom one and allocated parking. Early viewing highly recommended. Conveniently positioned for the M4 corridor, Porthcawl coastal area and good road access into Bridgend. Ideal opportunity for first time buyer or investment purchase.

## ENTRANCE

Via wooden door into entrance hall finished with skimmed ceiling, smoke alarm, two pendant lights, emulsioned walls, radiator, built in storage with coat hooks and electric consumer box, skirting and fitted carpet. Door to airing cupboard housing hot water tank.

## FAMILY BATHROOM (9' 3" x 5' 4") or (2.81m x 1.62m)

Skimmed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window overlooking the side of the property, wall mounted mirror, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome taps and bath with chrome mixer tap.

## BEDROOM 1 (11' 7" max x 10' 8" max) or (3.53m max x 3.24m max)

Measurements into the alcove. Skimmed ceiling, centre pendant light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the side of the property, alcove ideal for built in storage, skirting and fitted carpet.

## EN SUITE (6' 10" x 4' 8") or (2.09m x 1.43m)

Skimmed ceiling, centre light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and large shower with overhead chrome mixer shower and bi-folding glass screen door.

## BEDROOM 2 (8' 6" max x 7' 2" max) or (2.60m max x 2.19m max)

Skimmed ceiling, centre pendant light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

## LOUNGE/DINER (15' 7" x 9' 4") or (4.76m x 2.85m)

Skimmed ceiling, two centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Opening into the kitchen.

## KITCHEN (8' 6" x 6' 4") or (2.58m x 1.94m)

Skimmed ceiling, centre spot lights, smoke alarm, emulsioned walls with tiling to splash back areas, radiator, , PVCu double glazed window overlooking the side of the property, skirting and tile effect lino flooring. A range of wall and base units in a shaker style with complementary roll top work surface. Space for freestanding fridge/freezer. Space for washing machine. One and a half inset stainless steel sink with chrome mixer tap. Integrated electric oven with four ring gas hob and chrome extractor fan. Cupboard housing boiler.

## NOTE

We have been advised by the vendor that the leasehold is as follows;


Date of lease: 1st November 2016

Length of lease: 125 yrs

Ground rent: £126.79 / 6 months



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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