

Payton
Jewell
Caines



Hall Drive, North Cornelly, Bridgend
County. CF33 4HR

£199,950

PJC PAYTON
JEWELL
CAINES

Hall Drive, North Cornelly, Bridgend County. CF33 4HR

Traditional three bedroom semi detached house comprising entrance hall, open plan lounge/diner, CONSERVATORY, kitchen, three bedrooms, separate w.c. bathroom, front and rear gardens, detached single GARAGE and off road parking. SOLD WITH NO ONWARD CHAIN.

£199,950 - Freehold

- Traditional three bedroom semi detached house
- Open plan lounge/diner
- Conservatory to the rear
- Good size enclosed rear garden
- Detached single garage with off road parking
- Requires modernisation throughout / EPC - D
- No onward chain / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached house situated within a popular street of North Cornelly and is within easy walking distance of local amenities and schools as well as close to the M4 at J37. The property has been well maintained however does require modernisation throughout and provides a good size open plan lounge/diner, rear conservatory, two good size bedrooms and a generous rear garden. This property would make an idea project for a growing family. Sold with no onward chain.

North Cornelly is a village in Bridgend County Borough. The village is situated near the southern coast of Wales, providing easy access to nearby coastal areas as well as Margam Park and Kenfig Conservation Area.

Key Features:

- Good size rear garden
- Detached single garage with driveway parking
- Central village location
- NO ONWARD CHAIN

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall with two frosted glazed side panels.

ENTRANCE HALL

Papered ceiling and walls, skirting, fitted carpet, under stairs storage with electric meter and fuse box, wood block parquet flooring (also through the hallway, lounge and diner). Doorway through to the kitchen and to reception 1/lounge.

RECEPTION 1/LOUNGE (12' 2" x 14' 1") or (3.70m x 4.30m)

Overlooking the front via PVCu double glazed window and finished with papered and coved ceiling, emulsioned walls, skirting and fitted carpet. Feature fireplace, intact chimney breast with the original ceramic hearth and mantle. Wall lights and central light pendant, large square archway through to the dining room.

DINING ROOM (8' 6" x 11' 2") or (2.60m x 3.40m)

Floor to ceiling metal casement doors leading into the conservatory and finished with papered and coved ceiling, papered walls, skirting and a continuation of the fitted carpet from the lounge. Doorway through into the kitchen.

KITCHEN (12' 10" x 8' 6") or (3.90m x 2.60m)

Dual aspect natural light via PVCu double glazed windows to the rear and to the side both with fitted venetian blinds and a part frosted glazed door leading out to the rear garden. Textured ceiling with central fluorescent strip lights, papered walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units with complementary roll top work surface, space for cooker, plumbing for automatic washing machine and dish washer. Floor mounted gas fired Ideal Mexico 2 boiler and a doorway through to the pantry.

PANTRY

Frosted PVCu double glazed window to the side and shelving.



CONSERVATORY (12' 0" x 10' 2") or (3.65m x 3.10m)

Polycarbonate anti-glare sloping roof with three aspects of PVCu double glazing with door leading out to the rear garden. Laminate style flooring and wall lights.

LANDING

Via stairs with fitted carpet and wooden balustrade, PVCu frosted glazed panel on the half landing. Access to loft storage and fitted storage cupboard housing the hot water tank and additional shelving.

SEPARATE WC

PVCu frosted glazed window to the side and finished with a coved ceiling, half papered / half ceramic tiles to the wall and fitted carpet. Low level w.c.

BATHROOM

PVCu frosted glazed window to the side, full height ceramic tiles to the wall, fitted carpet and radiator. Two piece suite in white comprising wash hand basin with vanity shelf and storage below and bath with a shower attachment.

BEDROOM 1 (13' 11" x 12' 2") or (4.25m x 3.70m)

Overlooking the front via PVCu double glazed window and finished with a papered and coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 2 (12' 0" x 8' 6") or (3.65m x 2.60m)

Overlooking the rear via PVCu double glazed window and finished with a tiled and coved ceiling, central light fitting, papered walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage.

BEDROOM 3 (8' 2" x 8' 2") or (2.50m x 2.50m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, papered walls, skirting and fitted carpet. Fitted storage cupboard with hanging rail and shelving above the stairs.


OUTSIDE

Enclosed rear garden laid to mature trees and shrubs, covered walkway leading down to an area of lawn, two glass houses and external storage shed. Detached single garage with traditional up and over door, power and light and side access into additional storage.

Enclosed front garden laid to lawn with mature trees and shrubs and a side driveway suitable for off road parking for up to three cars.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(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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