

Payton  
Jewell  
Caines



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

£125,000





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

Immaculately presented two bedroom top floor flat comprising entrance hall, open plan lounge/kitchen/diner, shower room and DEDICATED PARKING SPACE. Ideal first time or investment purchase. LEASEHOLD. No onward chain. Viewing recommended.

£125,000

- Immaculately presented two bedroom top floor flat
- Open plan kitchen/lounge/diner
- Walk in modern shower room
- Gas combination boiler & PVCu double glazing
- Ideal first time or investment purchase
- One dedicated car parking space and visitor spaces
- No onward chain, Council tax - C / EPC - B





## DESCRIPTION

Introducing this well presented two bedroom top floor apartment situated in North Cornelly benefiting from a good size lounge/kitchen/diner and allocated parking space. Conveniently positioned for the M4 corridor, Porthcawl coastal area and good road access into Bridgend. Ideal first time or investment purchase. Early viewing is highly recommended.

## ENTRANCE

Via wooden door into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with two sets of lights, smoke alarm, loft access, emulsioned walls, radiator, skirting and vinyl flooring in Herringbone effect. Doorways leading to the shower room, airing cupboard, two bedrooms and lounge/kitchen/diner.

## SHOWER ROOM (6' 3" max x 5' 8" max) or (1.90m max x 1.73m max)

Emulsioned ceiling with centre spot lights, extractor fan, part emulsioned / part tiled walls, skirting and tiling flooring. Three piece suite comprising low level w.c and vanity sink unit with chrome mixer tap and large walk in shower with glass screen and overhead mixer shower. Wall mounted mirrored cabinet and chrome towel rail radiator.

## AIRING CUPBOARD

Emulsioned ceiling with centre light, emulsioned walls, skirting, vinyl flooring in wood effect, gas combination boiler, space for tumble dryer and wall mounted electric consumer box with hanging rail.

## KITCHEN (9' 6" x 6' 5") or (2.89m x 1.96m)

The kitchen area is finished with emulsioned and coved ceiling with centre spot lights, papered walls with tiling to the splash back areas, skirting and vinyl tiled flooring. A range of base and wall units in high gloss cream with complementary roll top wood effect work top. Space for freestanding fridge/freezer, integrated electric oven with four ring gas hob above and chrome extractor fan. Integrated one and half resin sink with mixer tap and space for washing machine and breakfast bar area.

## LOUNGE/DINER (17' 5" max x 12' 4" max) or (5.31m max x 3.77m max)

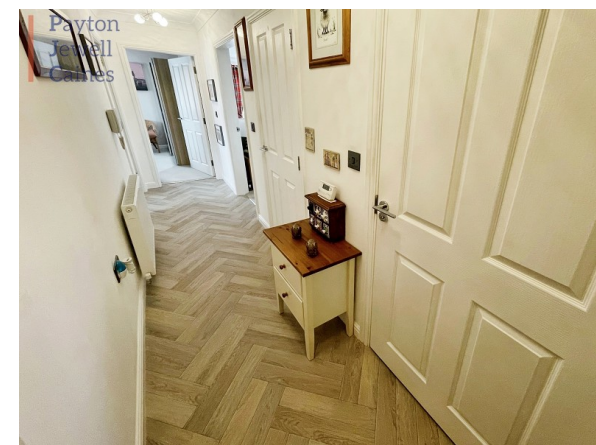
Emulsioned and coved ceiling with two sets of pendant lights, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property.

## BEDROOM 1 (13' 2" max x 9' 11" max) or (4.02m max x 3.03m max)


Emulsioned ceiling with centre spot lights and fan, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed windows overlooking the rear and side of the property. Built in wardrobes around the bed and freestanding wardrobe to remain.

## BEDROOM 2 (10' 0" max x 9' 3" max) or (3.05m max x 2.82m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and fitted carpet. Radiator and PVCu double glazed window overlooking the side of the property.



# 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		
<b>England, Scotland &amp; Wales</b>	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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