

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



1 Heol Llan, North Cornelly, Bridgend, Bridgend County. CF33 4LG



PETER MORGAN

Offers In Region Of **£180,000**

## Main Features

- 1950'S 3 bedroom semi detached home
- Family size landscaped front & rear gardens
- Open plan kitchen / dining room
- Cloakroom & Utility room
- Family shower room
- 1 mile approximately from the M4 at Junction 37
- 3.5 miles from the Coastline at Rest Bay / Porthcawl
- Kenfig Pool & Nature Reserve is within only 1.6 miles
- uPVC double glazing & combi gas central heating
- Council Tax Band B. EPC:E

## General Information

1950'S 3 BEDROOM SEMI WITH FAMILY SIZE LANDSCAPED FRONT & REAR GARDENS, OPEN PLAN KITCHEN / DINING ROOM, CLOAKROOM, UTILITY ROOM & MORE!!

Situated in a central location within North Cornelly only minutes from local amenities, school & shops. Rail & bus links are nearby. 1 mile approximately from the M4 at Junction 37. 3.5 miles from the Coastline at Rest Bay / Porthcawl. Kenfig Pool & Nature Reserve is within only 1.6 miles.

This home has accommodation comprising hallway, lounge, kitchen / dining room, study, hallway, cloakroom & utility room. Landing, 3 bedrooms & shower room.

Externally there are landscaped gardens to front & rear.

The property benefits from uPVC double glazing & combi gas central heating.

## GROUND FLOOR

## Hallway

uPVC double glazed door and window to front. Glass block wall to front. Quarter turn carpeted spindled staircase with handrail to 1st floor. Under stairs store cupboard. Radiator. Laminate flooring. Coving. Ceiling rose. White panel door to

## Lounge

uPVC double glazed window to rear. Radiator. Laminate flooring. Electric fire with wood surround. TV connection point. Tel point. Archway to

## Kitchen / Dining Room

uPVC double glazed window to front and French doors to rear. Radiator. Laminate and tiled flooring. Fitted kitchen finished with wooden doors. Stainless steel sink unit with mixer tap, worktops with up stands. Tiled splash backs. Stainless steel multi fuel cooking range with five ring gas hob, electric oven and grill. Dresser style unit. Door to pantry with uPVC double glazed window to front. Door to

## Side Hallway

White coated aluminium double glazed door to side. Laminate flooring. Wall mounted electric heater.

## Cloakroom

uPVC double glazed window. Low-level WC & hand wash basin in vanity unit. Tiled floor. Radiator. Wall light.

## Utility Room

uPVC double glazed window to rear. Plumbed for washing machine. Space for tumble dryer. Tiled floor.

## FIRST FLOOR

## Landing

uPVC double glazed window to front. Loft access. Balustrade and spindled. Fitted carpet.

## Family Shower Room

uPVC double glazed window to side. Three-piece suite in White comprising close coupled WC. pedestal hand wash basin and shower cubicle with electric shower seat and grab rail. Tiled walls. Wood flooring. Radiator. Plastered and coved ceiling.

## Bedroom 1

uPVC double glazed window to rear. Radiator. Laminate flooring. Dado rails. TV connection.

## Bedroom 2

uPVC double glazed window to rear. Radiator. Built-in wardrobe. Airing cupboard housing wall mounted Combi gas central heating boiler. Fitted carpet.

## Bedroom 3

uPVC double glazed window to front. Fitted wardrobes. Built-in store cupboard. Laminate flooring. Radiator.

## EXTERIOR

## Front Garden

Mature front garden laid to lawn and with the variety of shrubs and ornamental trees. Gated paved pathway entrance. Courtesy gate to front door. Gated access to side with paved pathway to side entrance door and

## Rear Garden

Landscaped Southerly facing rear garden, laid to lawn, wood decking, paved patio and decorative stone. Variety of ornamental trees and shrubs. Block built side walls & wood fencing. Potential for rear lane access.

## Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Combi

**Tenure** Freehold

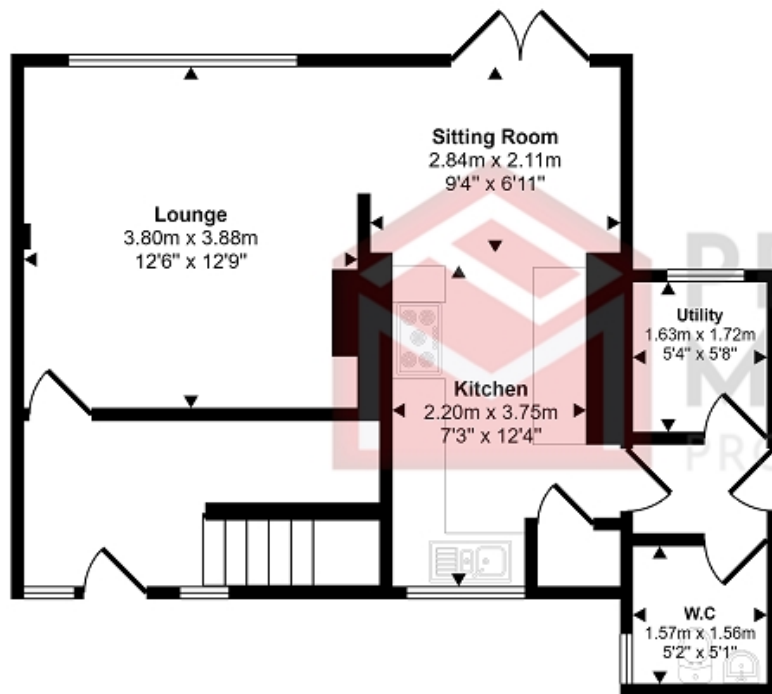




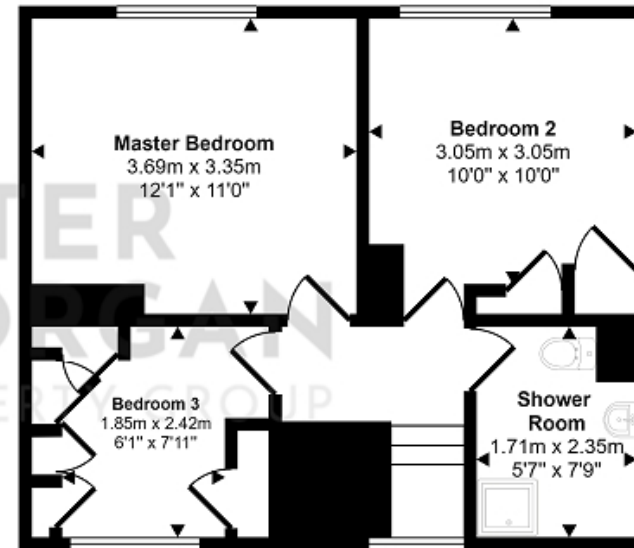




Approx Gross Internal Area  
88 sq m / 949 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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