

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



33 Mill Meadow, North Cornelly, Bridgend, Bridgend County. CF33 4QB



PETER MORGAN

**£76,000**

## Main Features

- 1 double bedroom first floor maisonette
- Vaulted ceiling to open plan kitchen/ dining/ living with Juliet balcony
- Shower room
- Situated only 1.7 miles from Kenfig Nature Reserve
- 4.9 miles from The Heritage Coastline at Porthcawl (Rest Bay) and 1.7 miles from the M4 at Junction 37 (approx)
- Convenient for Village amenities, sand dunes & rail link
- Gas central heating and uPVC double glazing
- ALL UTILITY BILLS ARE INCLUDED IN THE MONTHLY CHARGE-NO SURPRISES!
- Communal parking
- Council Tax Band: B. EPC: C

## General Information

MODERN 1 DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH VAULTED CEILING TO OPEN PLAN LIVING AREA AND JULIET BALCONY. ALL UTILITY BILLS ARE INCLUDED IN THE MONTHLY CHARGE -NO SURPRISES!

Situated only 1.7 miles from Kenfig Nature Reserve, 4.9 miles from The Heritage Coastline at Porthcawl (Rest Bay) and 1.7 miles from the M4 at Junction 37 (approx). Convenient for Village amenities. Ideal landlord investment, First Time Buy or downsize. Potential also for holiday let (AirBnB).

This home has accommodation comprising ground floor communal staircase, first floor hallway, bedroom, shower room and second floor open plan kitchen/ dining/ living room. This home benefits from gas central heating and uPVC double glazing. All utility bills are included in the monthly charge- No surprises! The property has communal parking.

## GROUND FLOOR

Communal external staircase leading to

## FIRST FLOOR

### Hallway

Main entrance door. uPVC double glazed window. Radiator. Fitted carpet. Plastered walls and ceiling. Mains powered smoke alarm. Wood effect doors. Wall mounted gas central heating thermostat. Half turn carpeted staircase to living area.

### Shower Room

Three-piece suite in white comprising close couple w.c with push button flush, hand wash basin set in vanity unit and shower cubicle with mixer shower. Utility cupboard which is plumbed for washing machine and has space for tumble dryer. Radiator. Tiled walls. Laminate flooring. Extractor fan.

### Bedroom

uPVC double glazed window. Radiator. Fitted carpet. Under stairs store cupboard. TV point. Smoke alarm. Plastered walls and ceiling.

## SECOND FLOOR

### Open Plan Kitchen/ Lounge/ Dining

Two uPVC double glazed windows and uPVC double glazed French doors with Juliet balcony. Vaulted ceiling. Fitted base units with circular stainless steel sink unit and monobloc tap. Wood effect worktops with upstands and tiled splashbacks. Integral oven, grill and two ring hob. Recess for fridge freezer. Laminate flooring to kitchen area. Fitted carpet to living area. Radiator. High level display/storage shelf with spotlights. Smoke alarm. Heat detector. Two TV points. Telephone and Internet connection points.

## EXTERIOR

The property stands within communal grounds. With allocated parking in communal parking area.

## Leasehold details

Lease - 125 years from 01/01/2007

Ground Rent - £120.00 per annum as of Dec 2022

Service charge-£3,933.04 as of 29/07/2023

## Mortgage Advice

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

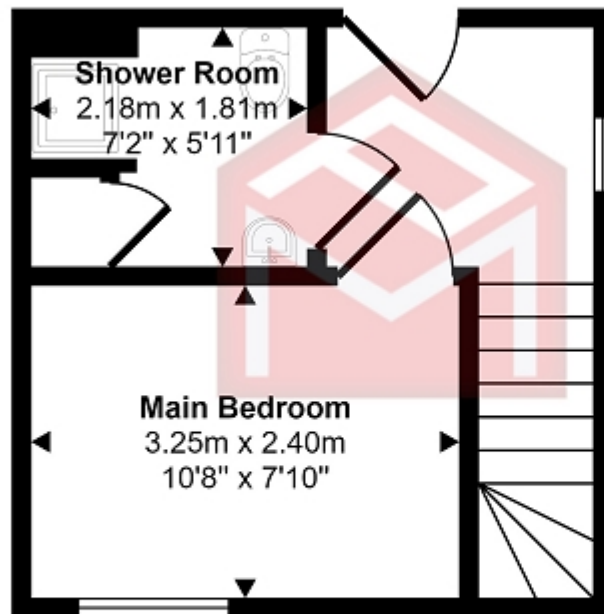
**Current council tax banding** B

**Current heating type** Gas

**Tenure** Leasehold



Approx Gross Internal Area  
37 sq m / 399 sq ft



Ground Floor  
Approx 19 sq m / 202 sq ft



First Floor  
Approx 18 sq m / 197 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.

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>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

## POSITIVELY MOVING

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