

FOR
SALE



PROPERTY SUMMARY

Introducing this four bedroom semi detached house situated in South Cornelly comprising entrance porch, downstairs WC, lounge, open plan kitchen/living/dining, four bedrooms with ensuite (currently being installed) to master bedroom, family bathroom, enclosed rear garden, off road parking. Early viewing highly recommended to fully appreciate.

South Cornelly is within easy driving distance of Porthcawl giving access to the popular seaside resort and provides good access to the M4 corridor.

POINTS OF INTEREST

- Four bedroom semi detached house
- Open plan kitchen/living/dining
- Ensuite to master bedroom
- Enclosed South facing rear garden
- Downstairs WC/ EPC - , Council tax band C
- Off road parking/ Enclosed rear garden



ROOM DESCRIPTIONS

Entrance Porch

Via composite part glazed door leading into the porch finished with emulsioned ceiling and walls, centre light, consumer unit and slate effect tiled flooring with a matching tiled skirting. Door leading to downstairs living. Door leading to WC.

Downstairs w.c.

Emulsioned ceiling and walls, centre light, chrome towel rail, PVCu frosted glazed window overlooking the front of the property and a continuation of the slate effect tiled flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

Lounge

4.80m x 4.47m (15' 9" x 14' 8")

Textured and coved ceiling, centre light, emulsioned walls with feature painted wall, wooden fire surround with marble hearth, back plate and gas fire, radiator, PVCu window overlooking the front of the property, skirting and grey laminate wood flooring. Stairs leading to the first floor.

L- Shaped Kitchen/Living/Dining

7.90m Max x 7.30m Max (25' 11" Max x 23' 11" Max)

Emulsioned ceiling with inset lights, emulsioned walls, PVCu window overlooking the front of the property, two PVCu windows overlooking the rear garden, French doors leading out to the rear garden, two radiators, skirting and a continuation of the grey laminate flooring. A range of high gloss wall and base units with quartz effect square edge complementary work surface. Gas ring hob with stainless steel overhead extractor. Built in double oven. Integrated dishwasher and washing machine. One and a half bowl sink with swan neck mixer tap. Under stair storage cupboard.

First floor landing

Via stairs with fitted carpet. textured ceiling, centre light, access to loft, smoke alarm, emulsioned walls and fitted carpet. Doors leading off. Storage cupboard.

Bedroom 1

6.20m x 2.28m (20' 4" x 7' 6")

Emulsioned ceiling and walls, two centre lights, access to loft, radiator, PVCu window overlooking the front of the property, skirting and fitted carpet. Door to ensuite (currently being installed).

En-suite

Tiled walls. Awaiting completion.

Bedroom 2

3.12m x 2.76m (10' 3" x 9' 1")

Textured ceiling, emulsioned walls, radiator, PVCu window overlooking the rear of the property, skirting and fitted carpet. Built in storage with hanging rail.

Bedroom 3

3.45m x 3.39m (11' 4" x 11' 1")

Textured ceiling, centre light, emulsioned walls, radiator, PVCu window overlooking the front of the property, skirting and fitted carpet. Built in wardrobe.

Bedroom 4

2.23m x 2.09m (7' 4" x 6' 10")

Textured ceiling, centre light, emulsioned walls, PVCu window overlooking the front of the property, radiator, skirting and fitted carpet.

Family bathroom

1.84m x 1.70m (6' 0" x 5' 7")

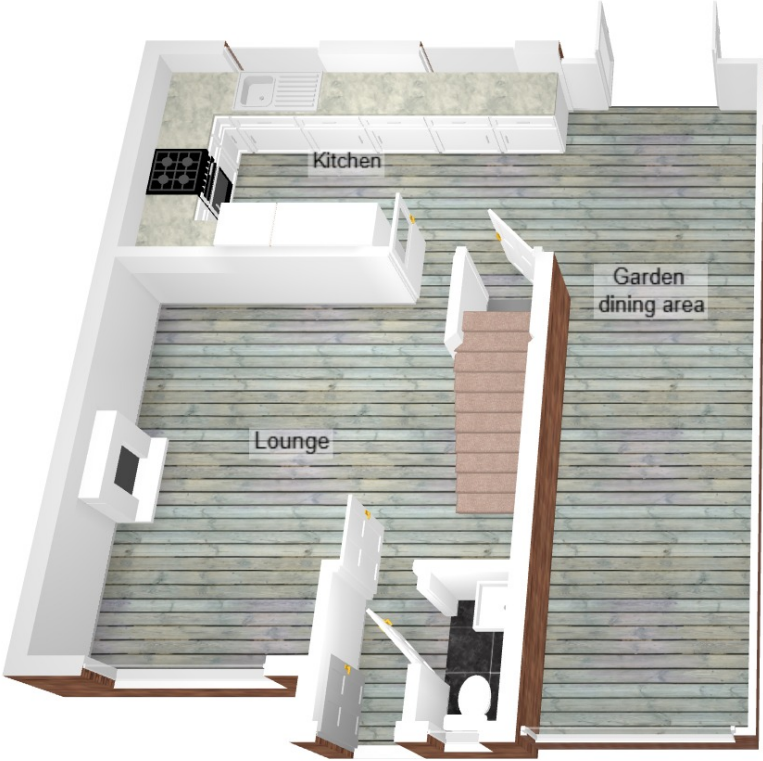
Emulsioned ceiling with inset spot lights, PVCu frosted glazed window overlooking the rear of the property, fully tiled walls and tiled flooring. Three piece suite comprising vanity unit housing sink with mixer tap and WC, P shaped bath with chrome taps and wall mounted shower.

Outside

The private enclosed rear garden is bounded by part brick and feather board fencing, decked area with raised border and steps down to an area laid to lawn with further seating area laid to patio.

Low maintenance open aspect front garden with area laid to lawn and concrete driveway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	