

FOR  
SALE





## PROPERTY SUMMARY

Fantastic two bedroom first floor flat situated in North Cornelly with NO CHAIN, comprising entrance hall, lounge, kitchen/breakfast room, bathroom and rear garden with brick outbuildings. IDEAL FIRST TIME OR INVESTMENT PURCHASE.

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
- Central village location
- NO ONWARD CHAIN

## POINTS OF INTEREST

- NO ONGOING CHAIN
- Two bedroom first floor flat
- Close to M4 corridor
- Rear garden
- Outside brick storage
- Generous size rooms
- Ideal for first time buyer or investors
- EPC TBC/ Council Tax B



## ROOM DESCRIPTIONS

### Entrance

Via wooden obscured part glazed door with glazed side panel into the porch.

### Porch

1.21m x 2.96m (4' 0" x 9' 9") Good sized porch finished with skimmed and emulsioned ceiling and walls, centre light, skirting, fitted carpet, PVCu obscured window overlooking the side of the property and cupboard housing the electric meter. Stairs leading to the first floor.

### Landing

Skimmed and emulsioned ceiling, emulsioned papered walls, skirting and fitted carpet. Large attic hatch, centre light, built in storage cupboard and doors leading to the living accommodation.

### Lounge

3.86m x 4.05m (12' 8" x 13' 3") Emulsioned, artexed and coved ceiling with centre light, emulsioned papered walls, skirting, radiator and large PVCu window overlooking the front of the property. Chimney breast with tiled hearth and mantle.

### Kitchen

3.06m x 3.55m (10' 0" x 11' 8") Emulsioned ceiling with centre light, emulsioned papered walls, skirting, beech effect laminate flooring. A range of white wall and base units with complementary granite effect square edge work surfaces and tiled splash back. One and half bowl stainless steel sink with chrome swan neck mixer tap, plumbing and space for washing machine, tumble dryer and dishwasher. Space for electric oven, built in extractor fan and newly fitted boiler housed within a kitchen unit. Large storage cupboard and PVCu window overlooking the rear garden.

### Bedroom 1

3.13m x 5.14m (10' 3" x 16' 10") Emulsioned ceiling with centre light, emulsioned papered walls, skirting, radiator, fitted carpet and PVCu window overlooking the front of the property.

### Bedroom 2

2.58m x 2.96m (8' 6" x 9' 9") Emulsioned ceiling with centre light, emulsioned papered walls, skirting, fitted carpet, radiator and PVCu window overlooking the rear of the property. Built in storage cupboard.

### Bathroom

2.06m x 2.55m (6' 9" x 8' 4") Emulsioned ceiling with two ceiling lights, slate effect tiled flooring and respertex walls. Three piece suite in white comprising low level w.c. pedestal wash hand basin with chrome taps and bath with chrome mixer and shower head. Radiator, skirting and large PVCu obscured window overlooking the rear of the property.

### Outside

Access via a metal gate with concrete path leading to the main entrance. The rear garden then is accessed through the front door with a continuation of the concrete path leading up to the back end of the garden bound partly by feather board edging and block wall and laid to lawn. Large outbuilding split in two.







Awaiting EPC &  
Floorplan