

9 Ael Y Bryn
North Cornelly
Bridgend County
CF33 4NU

£155,000



- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Garden To Rear
- Ideal Home For First Time Buyers
- UPVC Double Glazing Throughout
- No Onward Chain
- Ideal Investment Opportunity
- Call Today To Arrange A Viewing On 01656 750764

Ref: PRA10436

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this well presented three bedroom, semi detached property with views to the rear. Property is a short walk from local parks, local amenities and great public transport, only a short drive to the seaside town of Porthcawl and close to M4 Corridor. Property comprises hallway, lounge and kitchen/diner. To the first floor, three bedrooms and family bathroom. Ideal home for first time buyers or investor, Viewing's are highly recommended, Offered with No Onward Chain, please contact a member of our team on 01656 750764.

Accommodation

Hallway

Enter via UPVC double glazed door to hallway, plain ceiling, plain walls, stairs to first floor, doors leading to ground floor rooms.



Lounge (14' 02" x 11' 05") or (4.32m x 3.48m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Kitchen / Dining Room (20' 09" x 10' 04") or (6.32m x 3.15m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, plain ceiling, plain walls, laminate flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, integrated electric oven with four ring electric oven, extractor fan. under stairs storage cupboard.

Landing

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, fitted carpet, loft access, doors leading to all first floors.



Bedroom One (13' 06" x 10' 09") or (4.11m x 3.28m)

UPVC double glazed window to rear aspect with outstanding views, plain ceiling, plain walls, fitted carpet, storage cupboard,



Bedroom Two (11' 02" x 10' 04") or (3.40m x 3.15m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.



Bedroom Three (10' 01" Max x 8' 03") or (3.07m Max x 2.51m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, storage cupboard.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, vinyl flooring, three piece white suite comprising low level WC, floating wash hand basin with mixer tap inset into vanity unit, panelled bath with mains overhead shower and mixer tap.

Outside

Front - Sloped pathway for wheelchair access leading to property.

Rear - Fenced boundaries, decorative gravel area, side access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

Tenure

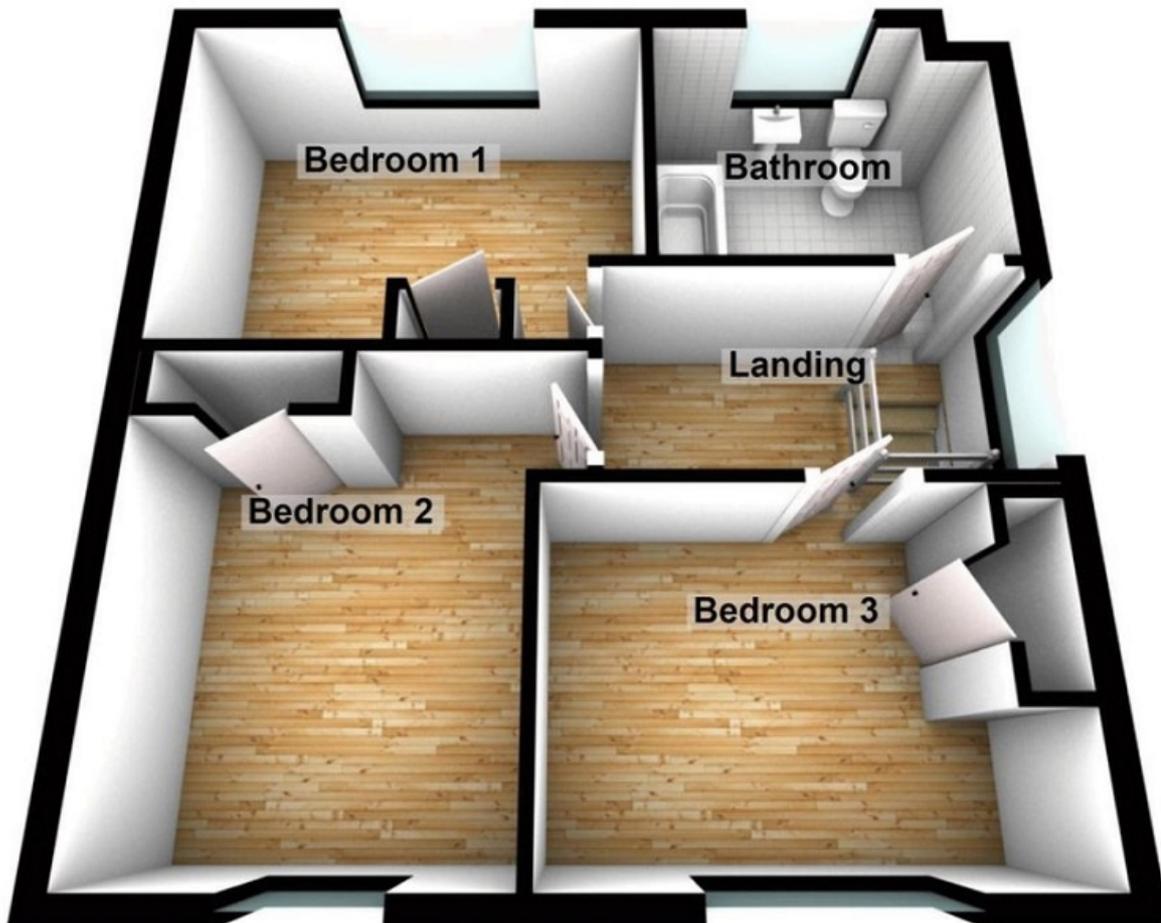
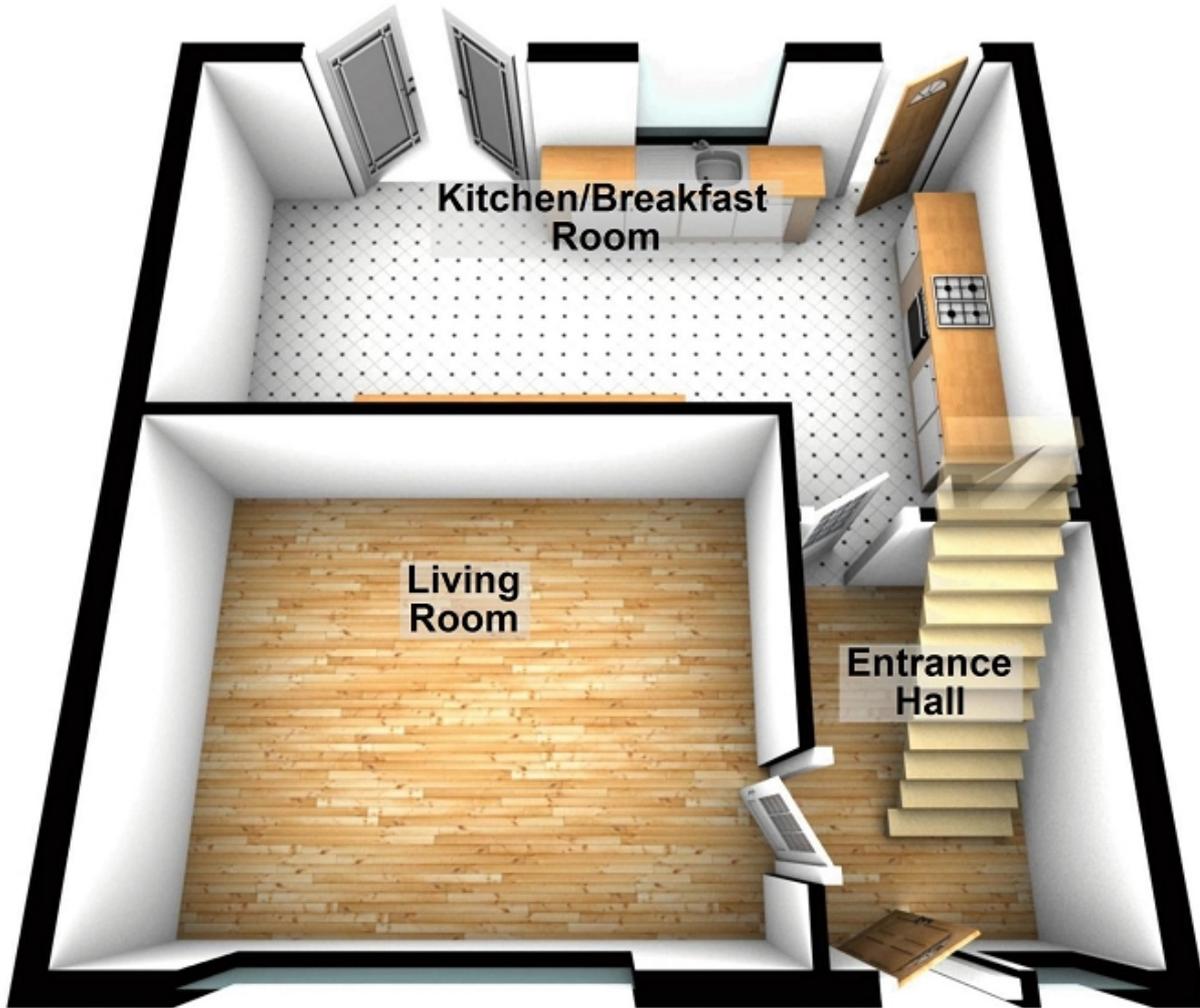
We are informed that the tenure is Freehold

Council Tax

Band B



Ground Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.