

Payton  
Jewell  
Caines



Mountain View, North Cornelly, Bridgend  
County. CF33 4EE

£185,000



## Mountain View, North Cornelly, Bridgend County. CF33 4EE

Two bedroom semi detached BUNGALOW comprising entrance hall, lounge, kitchen, family bathroom, enclosed rear garden, off road parking to the front and garage to the rear. NO ONWARD CHAIN.

£185,000 - Freehold

- Two bedroom semi detached bungalow
- Quiet cul-de-sac location
- Enclosed rear garden
- Off road parking to the front and garage to the rear
- EPC - / Council tax -
- NO ONWARD CHAIN



## DESCRIPTION

Introducing this two bedroom semi detached bungalow situated within North Cornelly close to local amenities and facilities along with a primary school. Good road links to M4 corridor and Porthcawl coastal area. The property benefits from an enclosed rear garden, off road parking and garage.

### Key Features

Freehold

Requires some cosmetic upgrading

Single garage

NO ONWARD CHAIN

## ENTRANCE

Via part glazed and frosted PVCu door with part glazed panels either side.

### ENTRANCE HALL (7' 1" x 4' 6") or (2.16m x 1.37m)

Textured and coved ceiling with centre light, textured and papered walls, skirting, laminate flooring in wood effect and radiator. Opening into the kitchen.

### KITCHEN (10' 7" x 7' 1") or (3.23m x 2.17m)

Textured and coved ceiling with centre light, plastered and emulsioned walls with tiling to the splash back areas, skirting and tiled flooring. A range of base and wall units in shaker style cream with complementary roll top work surface housing an inset ceramic sink with chrome mixer tap. Space for freestanding fridge/freezer, washing machine, integrated electric oven with four ring electric hob and overhead chrome extractor fan and space for washing machine.

### LOUNGE (15' 11" x 12' 2") or (4.84m x 3.72m)

Textured and coved ceiling with centre light, papered walls, skirting, laminate flooring, large PVCu double glazed window overlooking the front of the property and radiator. Chimney breast with feature electric fire, marble hearth, wooden surround and mantle.

## INNER HALLWAY

Doors leading to two bedrooms and family bathroom. Two storage cupboards with built in shelving and consumer box.

### FAMILY BATHROOM (7' 4" x 6' 1") or (2.24m x 1.85m)

Textured and coved ceiling with centre light, half tiled / half papered walls, skirting and vinyl flooring in tile effect. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome taps and bath with chrome taps and overhead shower. Wall mounted mirrored cabinet, PVCu frosted double glazed window overlooking the side of the property and radiator.

### BEDROOM 1 (15' 4" max x 9' 1" max) or (4.67m max x 2.76m max)

Textured, papered and coved ceiling with centre pendant light, papered walls, skirting, radiator, fitted carpet and PVCu double glazed window to the rear of the property. Built in triple wardrobes with sliding doors, one housing the Worcester gas fired combination boiler.



## BEDROOM 2 (10' 3" x 8' 10") or (3.13m x 2.70m)

Textured and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.


## OUTSIDE

The rear of the property can be accessed via the side door from the kitchen and also off the driveway. Enclosed rear garden with block paved area and pathway leading to a courtesy door to the garage. The remainder of the garden is laid to lawn with mature shrubbery.

Block pavia driveway to the front of the property for two vehicles and area laid to lawn.



# EPC

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



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