

Payton
Jewell
Caines



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

£240,000

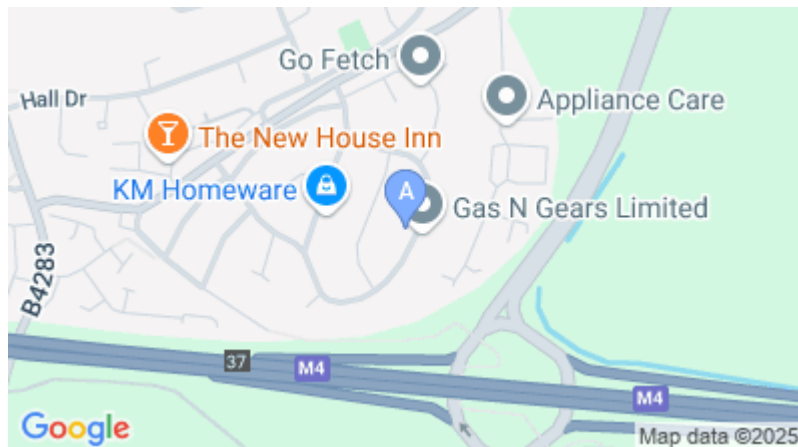


Mountain View, North Cornelly, Bridgend County. CF33 4EG

Well presented two bedroom DETACHED BUNGALOW comprising kitchen/diner, lounge, bathroom, GARDEN ROOM and SUN ROOM, enclosed rear garden, DRIVEWAY PARKING to the front of the property and GARAGE. Viewing recommended.

£240,000 - Freehold

- Two bedroom detached bungalow
- Garden room and sun room
- Enclosed rear garden
- Driveway parking to the front and garage
- Well presented throughout
- EPC - D / Council tax - C



DESCRIPTION

Introducing this well presented two bedroom 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.

ENTRANCE

Via the side of the property through a PVCu door with leaded glass into the kitchen/diner.

KITCHEN/DINER (20' 8" x 6' 7") or (6.30m x 2.0m)

Emulsioned ceiling and walls, PVCu double glazed windows to the front and side of the property and laminate flooring. A range of wall and base units with panelled splash back and complementary work surfaces housing a sink drainer with mixer tap. Space and plumbing for washing machine. Integrated fridge/freezer, dishwasher and cooker with stainless steel gas hob with glass extractor above. Space for table and chairs.

LOUNGE (15' 9" x 12' 2") or (4.80m x 3.70m)

Emulsioned ceiling with ceiling rose, emulsioned walls with wall lights, laminate flooring, PVCu double glazed window to the front of the property. Glazed door leading into the inner hallway.

INNER HALLWAY (13' 5" x 2' 7") or (4.10m x 0.80m)

Airing cupboard housing the recently fitted Worcester boiler, radiator and doors leading to the family bathroom and two bedrooms.

BATHROOM (7' 7" x 5' 11") or (2.30m x 1.80m)

Recently fitted bathroom finished with stippled ceiling, aqua panelled walls, vinyl flooring, PVCu frosted double glazed window and stainless steel towel rail radiator. Three piece suite comprising w.c. and wash hand basin with stainless steel mixer tap set within vanity unit and bath with stainless steel mixer tap and electric shower above with glass bi-fold screen. Wall unit and extractor.

BEDROOM 1 (8' 8" x 12' 11" min) or (2.65m x 3.94m min)

Measurements are to the face of the wardrobe. (Measurements including the wardrobe is 4.66m)

Stippled ceiling, emulsioned walls, laminate flooring, PVCu window to the side of the property, radiator and fitted wardrobes with sliding doors.

BEDROOM 2 (7' 7" x 9' 6") or (2.30m x 2.90m)

L shaped room finished with stippled ceiling, papered walls, laminate flooring, radiator and PVCu double glazed window to the side of the property.

GARDEN ROOM (12' 2" x 9' 2") or (3.70m x 2.80m)

Access via a part glazed door, emulsioned ceiling with ceiling light, emulsioned walls, fitted carpet, radiator, two PVCu double glazed windows to the side of the property and PVCu double glazed French doors leading to the rear garden. Door leading into the sun room.



SUN ROOM (12' 6" x 8' 6") or (3.80m x 2.60m)

Emulsioned ceiling with ceiling light, emulsioned walls, radiator, three PVCu double glazed windows to the side of the property and two further PVCu windows to the rear of the property. PVCu double glazed sliding doors leading to the master bedroom.

OUTSIDE

Tarmacadam driveway to the front of the property for three/four cars, paving, chipping's and mature shrubs. Access to the main entrance via the side of the property and access to the garage.

Enclosed rear garden bound by wall and fencing laid to decorative stone and steps leading to planters and mature shrubbery. PVCu door leading into the garage with newly fitted garage door, PVCu double glazed window and electric sockets. The garage measures 2.8m x 5.8m. Outbuilding for storage. Side garden with paving and chipping's.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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