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28 Heol Fawr

North Cornelly, Bridgend,
CF33 4HB

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Asking price **£210,000**

Situated in the popular North Cornelly location is this well-presented three bedroom semi-detached property with open plan living, shower room and separate WC, south facing garden, off-road parking and within close proximity to local school, shops, and junction 37 of the M4.

Well-presented

Open plan style living

WC to the main bedroom

Driveway providing off-road parking

Fully enclosed south facing rear garden

Popular North Cornelly location

Close proximity to local school, shops, amenities and junction 37 of the M4

No chain

Viewings are highly recommended





Selling with no on-going chain is this well-presented three bedroom semi-detached property with large open plan living space, south facing garden, off-road parking and within close proximity to local schools, shops and junction 37 of the M4.

The property is entered via a double glazed door into an entrance hallway with staircase rising to the first floor landing and doorways to the kitchen/diner and shower room. The shower room has been fitted with a three-piece suite comprising; a low-level WC, vanity wash handbasin and panel bath with shower overhead. There are fully tiled walls, chrome towel rail and an obscure window to the side.

The kitchen/diner is a good sized open plan living area with plenty of dining furniture space. The kitchen has been fitted with a matching range of base and eyelevel units

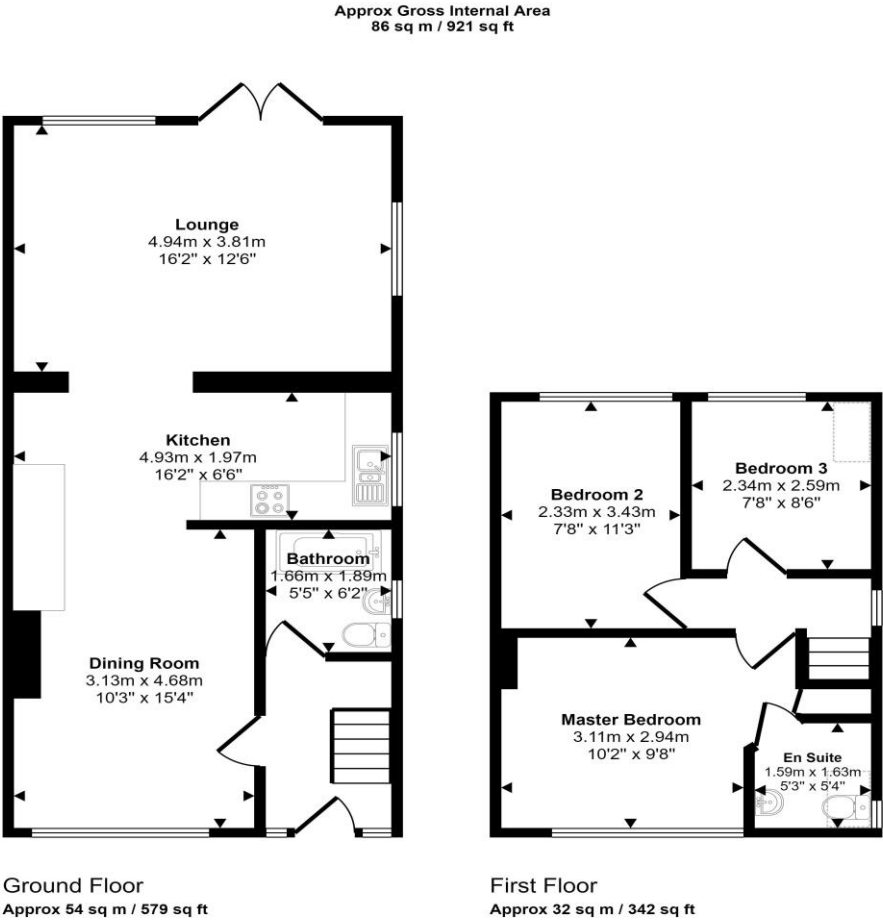
with squared worktop space over comprising; a stainless steel sink with Swanneck mixer tap, Dalton oven with electric hob and complimentary extractor fan overhead, integral full-size dishwasher, space for American style fridge/freezer and washing machine. There are stylish splashbacks, spotlights, plenty of storage and laid to tiled flooring which flows into the opening to the lounge.

The lounge is an impressive size room with a large double glazed UPVC window to the front allowing natural light to pour into the space, featured fireplace, double glazed windows to the side and rear and French doors leading out to the enclosed south facing garden.

To the first floor landing there are doorways leading to all three bedrooms. The main bedroom is an impressive size double room, laid to carpet with a large double glazed UPVC window to the front overlooking the green and door to a WC. The WC has been fitted with a two-piece suite comprising; WC and wash handbasin. There is a chrome hand towel rail and additional storage. Bedroom two is another good size double room, laid to carpet with a double glazed UPVC window to the rear overlooking the garden. Bedroom three is a well-proportioned single room currently being used as a home office with a double glazed UPVC window.

To the front of the property is a brick paved driveway providing ample off-road parking leading to the property entrance. To the rear of the property is a fully enclosed south facing garden where the sun can be enjoyed throughout the day. The garden is split into two sections with a patio area with plenty of garden furniture opportunity and the other section is laid to a brick paved style as the front of the property. There also features a generous gated side access with space for storage and useful outside tap. There is also a wooden shed which benefits from power.

Viewings are highly recommended.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Junction 37 of the M4, proceed to join the A4229 dual carriageway. At the roundabout take the first turning left signposted North Cornelly. Continue ahead and take the second right turning onto Ffordd Yr Eglwys. Turn right towards Maes-Yr-Haf Road, turn left onto Maes-Yr-Haf Road and then turn left onto Heol Fawr where the property will be found as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

10/04/2018 10:01 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
28 Heol Fawr North Cornelly Bridgend CF31 4HJ	Energy rating C	Valid until: 18 June 2024
Certificate number: 9019-3038-6206-2384-4206		
Property type: Semi-detached house		
Total floor area: 83 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

