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15 Bryn Amlwg

North Cornelly,

Bridgend,

CF33 4DJ

15 Bryn Amlwg

Asking price **£169,950**

Situated in a popular North Cornelly location, just a short distance from local schools, shops, and amenities, this recently renovated and well-presented two-bedroom home offers excellent access to Junction 37 of the M4 and quick routes to the beaches of Porthcawl

Popular North Cornelly location close to schools, shops and amenities

Excellent access to Junction 37 of the M4 and quick routes to Porthcawl beaches

Recently renovated and beautifully presented throughout

Generous plot with substantial wrap-around garden

Valuable side space offering extension potential (subject to planning)

Off-road parking directly in front of the property

Spacious lounge with modern finish

Sociable kitchen-diner with breakfast bar

Two good-sized double bedrooms

Ideal for first-time buyers or investors seeking a move-in-ready home





Set on a generous plot with a substantial wrap-around garden, off-road parking, and impressive space to the side offering potential for future extension work (subject to planning), the property presents an ideal opportunity for first-time buyers and investors seeking a modern, move-in-ready home in a convenient and well-connected setting.

The property is entered via a partially glazed UPVC door into the entrance hallway, where the staircase rises to the first floor and a doorway leads into the lounge. The lounge is an impressive reception room laid to tiled flooring, with a large double-glazed window to the front allowing natural light to flood the space. With plenty of room for furniture, the room feels modern, cosy, and inviting, and an archway opens through to the kitchen-diner. The kitchen is fitted with a matching range of base units topped with squared worktops, a sink with mixer tap, cooker, and space for a fridge-freezer and two appliances. A matching worktop section provides a useful breakfast bar or additional storage area. Sleek splashback tiles, a double-glazed window, and a door to the rear garden complete this sociable and practical space.

To the first-floor landing, carpeted and featuring a double-glazed window to the side, doorways lead to the

bedrooms, bathroom, and airing cupboard which houses the combination style boiler. The main bedroom is a generous double room, carpeted with a large double-glazed window to the front and ample space for furniture and dressing areas. Bedroom two is another good-sized double, laid to laminate flooring with a useful recess currently used as a dressing area, offering excellent storage potential, and a double-glazed window overlooking the rear garden. The bathroom is well equipped with a three-piece suite comprising a low-level WC, pedestal wash-hand basin, and panel bath with shower overhead and stylish shower screen. Ornate vinyl

flooring, a chrome radiator, and a frosted window to the rear complete the room.

Externally, the property benefits from an allocated parking bay directly ahead of the entrance, with a front garden laid to lawn and a generous side area offering ample room for storage. To the rear is a fully enclosed wrap-around garden set on a generous plot, featuring a large lawn area and gated side access. The size and layout of the garden provide excellent potential for extending the property, subject to planning, while still retaining plenty of outdoor space for relaxation and entertaining.





Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From junction 37 from the M4, travel North along the dual carriage way signed posted Pyle, at the first roundabout take the first left into the village of North Cornelly, at the T junction turn right and proceed through the village turning right onto Bryn Amlwg before you reach the Greenacre Pub.

Viewing strictly by appointment through Herbert R Thomas

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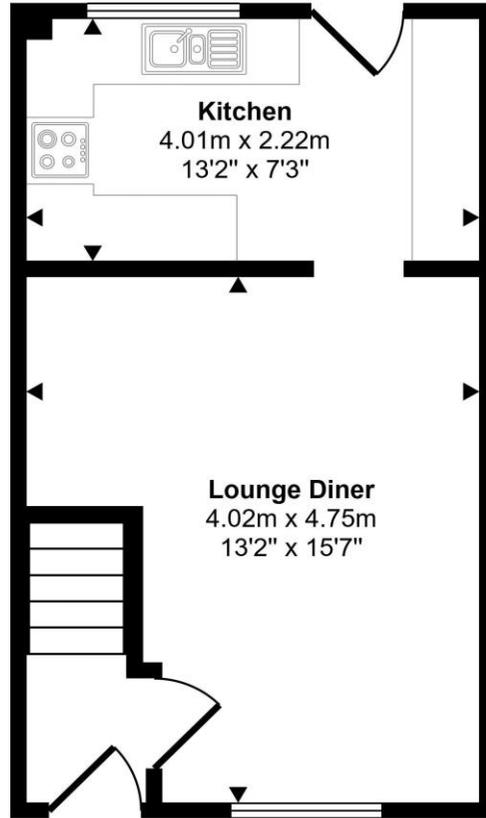


Energy performance certificate (EPC)			
15 Bryn Amlwg North Cornelly CF31 4DZ	Energy rating	Valid until	9 July 2033
	D	Certificate number	4880-4386-6022-7200-3373
Property type	End-terrace house		
Total floor area	55 square metres		
Rules on letting this property			
Properties can be let if they have 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 D. 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 50.			
Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	44 (D)	
39-54	E		
21-38	F		
1-20	G		

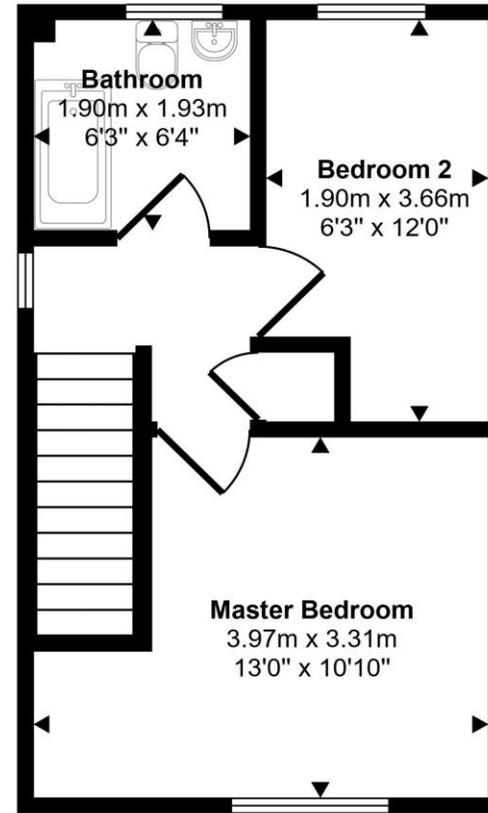
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
57 sq m / 618 sq ft



Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 29 sq m / 307 sq ft

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.

