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9 Clos Cae Ffynnon
North Cornelly,
Bridgend,
CF33 4HX

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Asking price **£240,000**

Being sold with no onward chain, the home provides off road parking, a fully enclosed rear garden, a main bedroom with private ensuite, a family bathroom, and a ground floor WC, making it an ideal choice for a wide range of buyers seeking convenience, comfort, and modern living in a well connected residential setting.

Popular North Cornelly location close to schools, shops, and amenities

Excellent access to Junction 37 of the M4

Well presented three bedroom detached home

Sold with no onward chain

Spacious lounge with French doors to the garden

kitchen diner with generous storage and dining space

Main bedroom with private ensuite

Family bathroom plus ground floor WC

Off road parking with attractive block paved frontage





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The property is entered via a composite glazed door into a welcoming entrance hallway with vinyl flooring, a staircase rising to the first floor landing, and doorways leading to the kitchen diner, lounge, and WC. The ground floor WC features a two piece suite comprising a low level WC and pedestal wash hand basin, along with an obscure glazed window to the front. The kitchen is fitted with a matching range of base and high level units, rolled worktop space, a one and a half stainless steel sink with mixer tap, built in oven with four burner gas hob and complementary extractor fan, and ample storage cupboards including one housing the boiler. A large double glazed window to the front allows natural light to fill the space, and there is plenty of room for dining furniture, making it a sociable and practical area for everyday living. The lounge is an impressive reception room stretching the full width of the property, laid to laminate flooring and offering excellent space for furniture. Double glazed UPVC French doors open out to the rear garden, providing natural light and pleasant views while creating a seamless indoor-outdoor flow. A built in storage cupboard beneath the stairs adds further practicality.

To the first floor landing, a loft inspection point and doorways lead to all three bedrooms, the family bathroom, an airing and storage cupboard. The main bedroom is a generous double

room laid to carpet, with a double glazed UPVC window overlooking the rear garden, built in wardrobes, and a private ensuite. The ensuite features a three piece suite including a low level WC, pedestal wash hand basin, and shower with sliding panel doors, complemented by half tiled walls, fully tiled wet areas, and a shaving point. Bedroom two is another impressive double room, carpeted with a double glazed window to the front, while bedroom three is a well proportioned single or multi purpose room, also carpeted with a rear facing double glazed window. The family bathroom includes a three piece suite comprising a low level WC, pedestal wash hand basin, and panel bath, with half tiled walls and an obscure glazed window to the front.

Externally, the property boasts an attractive red brick frontage, set back from the road with a smart block paved driveway providing off road parking. A neat gravelled forecourt and paved pathway lead to the welcoming front door, framed by a decorative canopy, and the home enjoys a pleasant open outlook with neighbouring properties of similar style creating a well kept and modern residential setting. To the rear, the fully enclosed garden is laid mostly to lawn with separate patio, decking, and chipping areas, as well as a garden shed that will remain. There is ample space for outdoor furniture, and the garden enjoys sunlight throughout the day, offering a well maintained and versatile outdoor space. Gated access leads back onto the driveway for added convenience.





Tenure

Services

All mains services
Council Tax Band D
EPC Rating

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.

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Directions

From Junction 37 of the M4, take the exit signposted for Pyle and North Cornelly. Follow the A4229 down toward the roundabout and take the second exit onto the A48 heading west. Continue along the A48 until you reach the North Cornelly roundabout. Take the appropriate exit into North Cornelly and follow the road through the residential area. Continue straight ahead until you reach the turning for the property, which will be located within the development on your left hand side

Viewing strictly by appointment
through Herbert R Thomas

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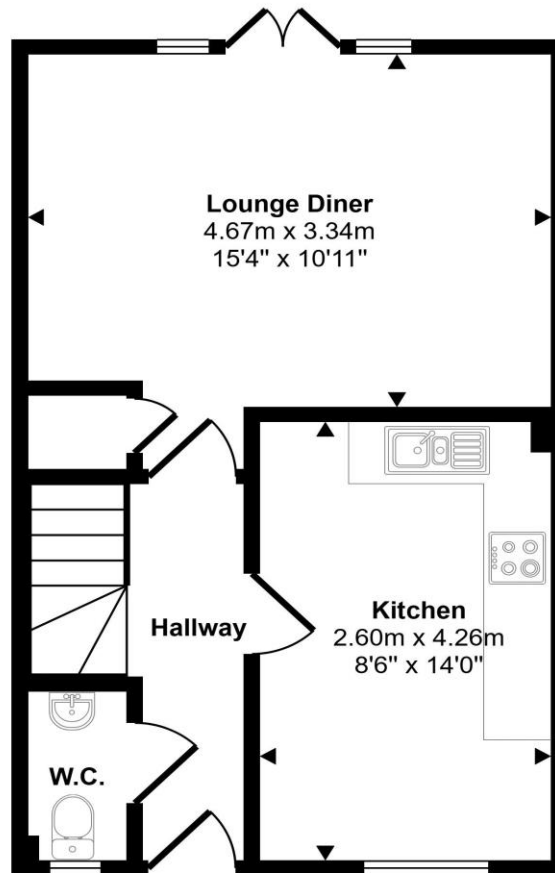
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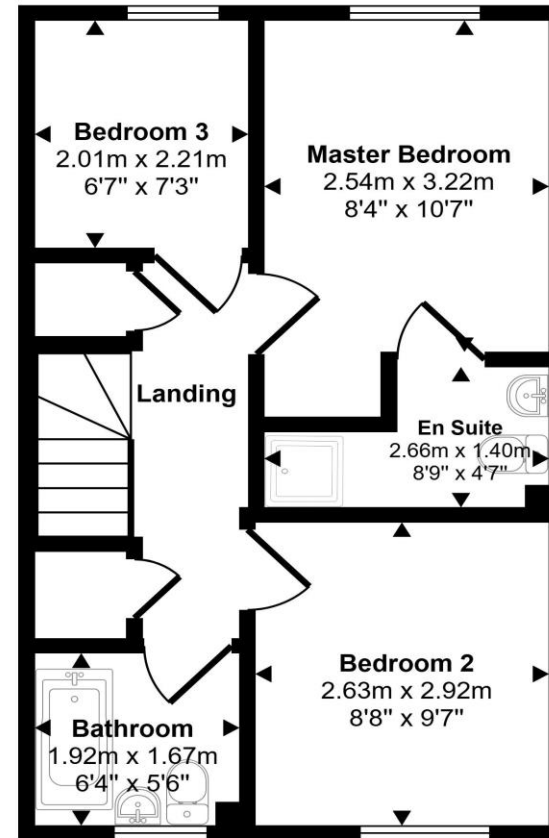
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
73 sq m / 786 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 37 sq m / 396 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.

