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37 Ffordd Yr Eglwys

North Cornelly,

Bridgend,

CF33 4HL

37 Ffordd Yr Eglwys

Asking price **£199,950**

Situated in the popular North Cornelly location within close proximity to Junction 37 on the M4, local school, shops and amenities is this extremely well-presented three bedroom semi-detached property.

- High specification
- Immaculately presented
- Impressive size plot
- Ample off-road parking
- South/Westerly facing garden and courtyard
- Three generous size bedrooms
- Close proximity to Junction 37 on the M4, local school, shops, amenities and transport links
- Viewings are highly recommended to appreciate the offer on hand





Situated on a generous plot is this immaculately presented three bedroom semi-detached property with a south/west facing garden and situated in the popular North Cornelly location within close proximity to Junction 37 on the M4 and local amenities.

The property is entered via a partially glazed composite door into an entrance hallway laid to tiled flooring, staircase rising to the first floor landing with useful storage underneath and doorway to the dining room and kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with squared workspace over, sink with mixer tap, four ring hob with a complimentary extractor fan overhead, integral washing machine, eye level oven, space for fridge freezer and ample storage. There are splashback tiles, tiled flooring, large double glazed UPVC window to the side and opening through to the lounge. The lounge is a generous sized room laid to laminate flooring with featured fireplace, ornate style tiling, useful alcove spaces and large double glazed UPVC sliding door to the rear giving access to the garden. The dining room is another generous sized room laid to laminate flooring, featured fireplace with ornate tiling, useful alcove space and large double glazed UPVC windows to the front and side.

To the first floor landing there is a double glazed UPVC window to the side, loft inspection point and doorways to all three bedrooms, shower room and airing cupboard.

The master bedroom is a generous sized double room laid to carpet and large double glazed UPVC windows to the front and side. Bedroom two is another impressive sized double room with useful alcove space and a large double glazed UPVC window to rear. Bedroom three is a good sized, well-proportioned single room laid to laminate flooring with a large double glazed UPVC window to rear. The shower room has recently been renovated and consists of a three-piece suite

comprising; a low-level WC, wash handbasin and large corner shower suite. There is full height tiling to walls, tiled flooring, spotlights, modern radiator and an obscure glazed window to front.

To the front of the property is an impressive driveway providing ample off-road parking ahead of the property, two separate gardens both laid to lawn and a gated footpath leading up to property entrance. To the rear of the property is a fully enclosed south/westerly facing garden laid mostly to lawn with patio section and a south facing courtyard. There is an outbuilding that benefits from power, two spotlights that cover both sides of the garden and a gated side access.

Viewings are highly recommended.





Directions

From Jct 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 where the property can be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All Mains
Council Tax Band C
EPC Rating C

11/2/2023, 3:49 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

37, Ffordd Yr Eglwys North Cornelly Bridgend CF33 6RQ	Energy rating C	Valid until: 30 June 2026
Property type Total floor area	Semi-detached house 91 square metres	Certificate number 0298-7924-7203-4656-6920

Rules on letting this property

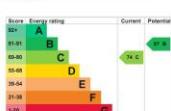
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/letting-rented-homes-in-england-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current 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.

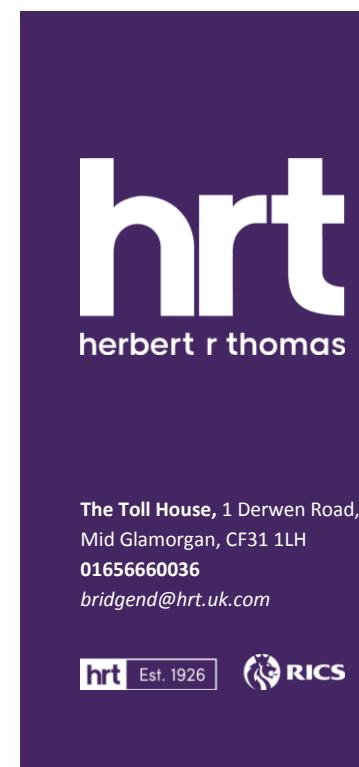
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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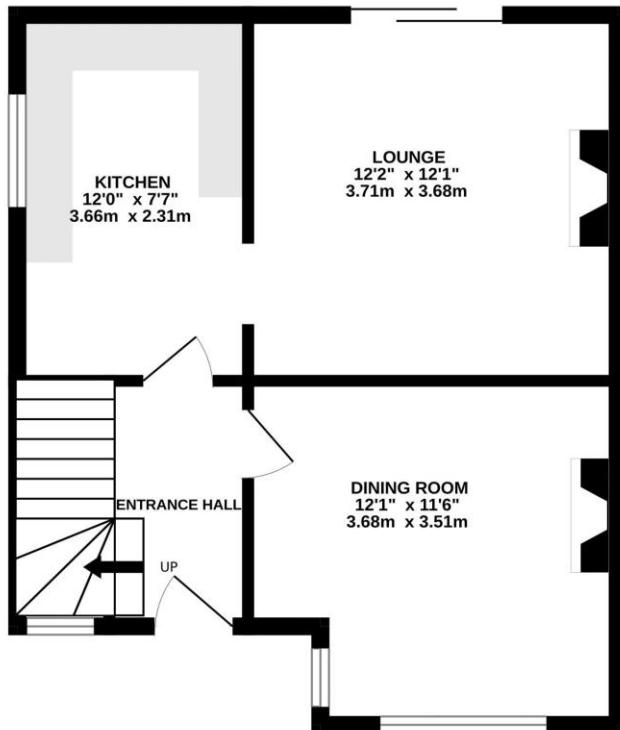


**The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH**
01656660036
bridgend@hrt.uk.com

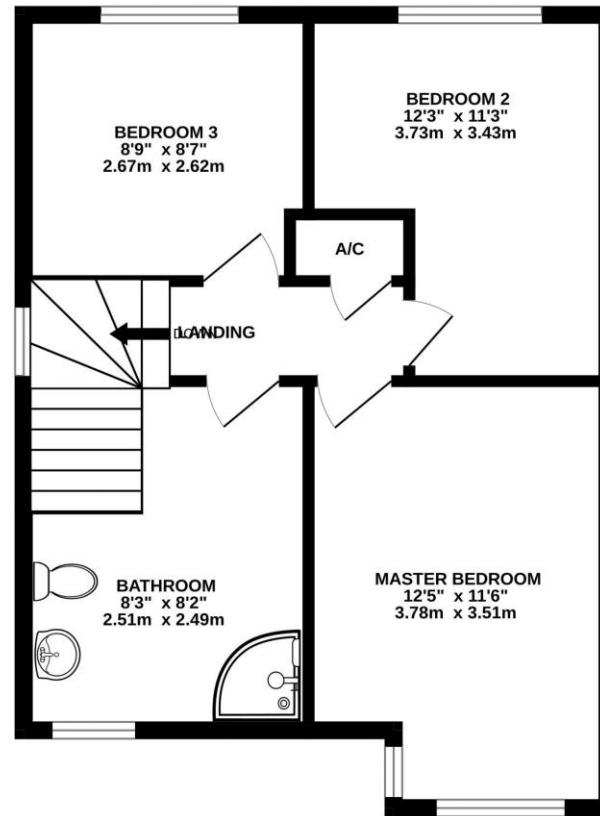
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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