



## 7 Caer Cynffig, North Cornelly, CF33 4NE

**£150,000**

Ferriers Estate Agents are pleased to offer to the market this deceptively spacious, three double bedroom, mid terrace property situated close to all local amenities. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- open plan entrance porch, hallway, two reception rooms (one which could be utilised as a fourth bedroom), kitchen/diner and a cloakroom to the ground floor. Landing, three double bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front courtyard with a driveway suitable for one vehicle and a rear courtyard. This property would make an ideal first time purchase or investment and is being sold with no on-going chain.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

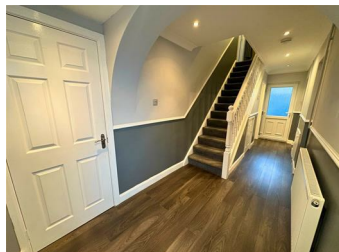
Council Tax Band = B.

## Ground Floor

### Open Plan Entrance Porch

Entry via a composite front door, skimmed ceiling with spotlights, uPVC obscured glazed windows to the front and side, white panelled door into reception room one, archway into:-

### Hallway



Skimmed and coved ceiling with spotlights, skimmed walls with dado rail, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, door to under stair storage, uPVC double glazed door to the rear providing access into the rear garden, four doors off:-

### Reception Room Two / Bedroom Four 16'0" x 8'6" (4.9 x 2.6)



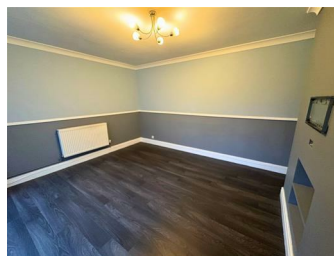
Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Kitchen/Diner 12'5" x 11'5" (3.8 x 3.5)



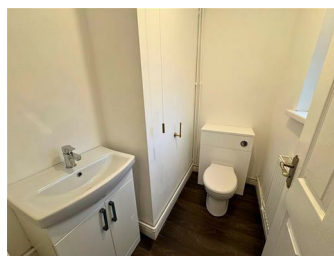
Skimmed and coved ceiling, skimmed walls with tiled splash backs, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage unit, space for range cooker and fridge/freezer, plumbing for a washing machine and a tumble dryer, space for a dining table, uPVC double glazed window to the front.

### Reception Room One 14'1" x 11'5" (4.3m x 3.5m)



Skimmed and coved ceiling, skimmed walls with dado rail, wood effect laminate flooring, radiator, two alcoves, shelving in the fire breast wall, uPVC double glazed French doors with matching side panels to the side providing access into the rear garden.

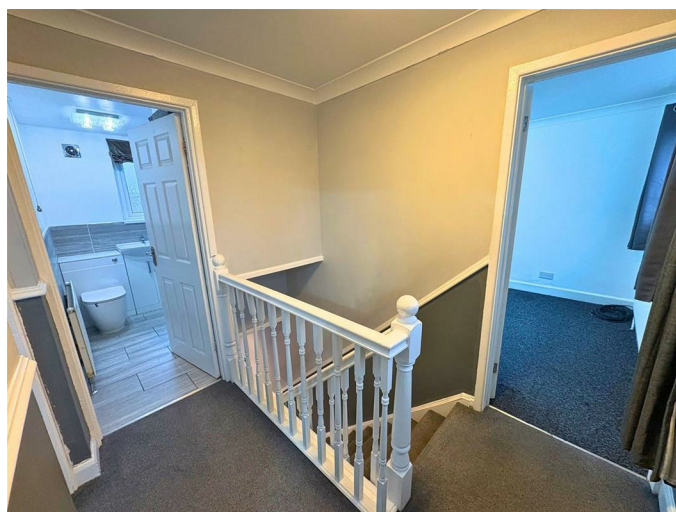
### Cloakroom 6'2" x 4'7" (1.9m x 1.4m)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, two piece suite comprising a vanity wash hand basin and low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the rear.

## First Floor

### Landing



Skimmed and coved ceiling, skimmed walls with dado rail, fitted carpet, uPVC double glazed window to the rear, four doors off:-

Bedroom One 16'0" x 8'10" (4.9m x 2.7m)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Two 14'1" x 11'5" (4.3m x 3.5m)



Papered and coved ceiling, skimmed walls, fitted carpet, radiator, double doors to a storage cupboard housing the combination gas boiler, uPVC double glazed windows to the side and rear.

Bedroom Three 13'1" x 11'5" (4m x 3.5m)



Textured and coved ceiling with loft access, skimmed walls with feature papered wall, fitted carpet, radiator, uPVC double glazed window to the front.

Bathroom 6'2" x 5'6" (1.9m x 1.7m)



Skimmed ceiling, skimmed and partially tiled walls with extractor, tile effect laminate flooring, radiator, three piece suite comprising a P shaped bath with shower over and glazed privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, uPVC double glazed window with obscured glass to the front.

Outside

Front Courtyard



Via a wooden pedestrian gate, laid to patio with one small parking space, enclosed with brick walls.

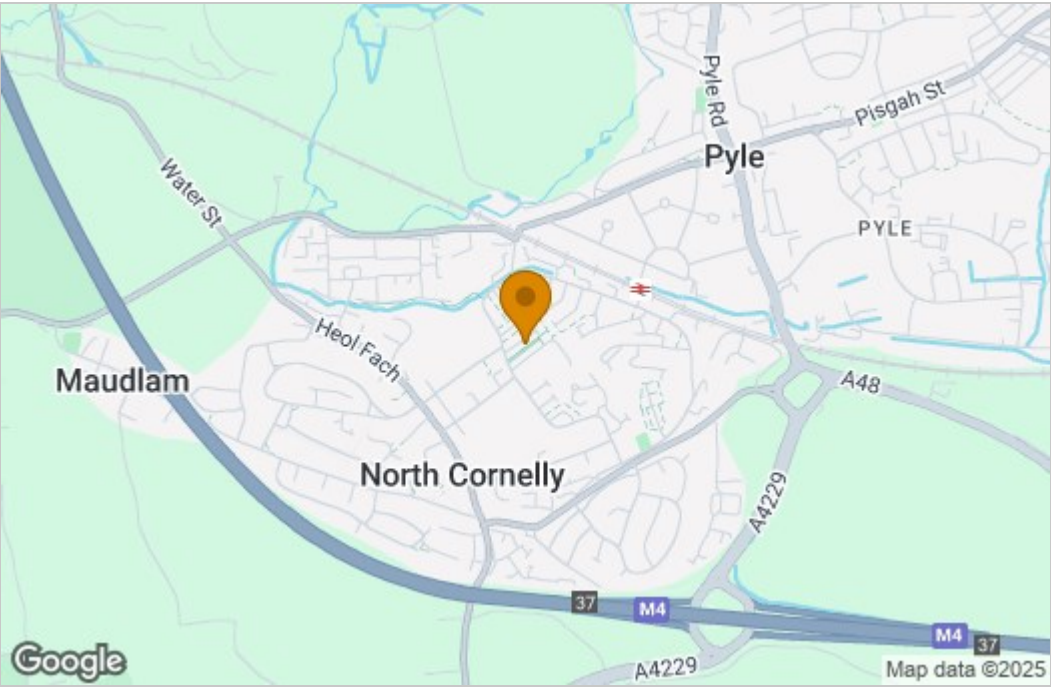
Rear Courtyard



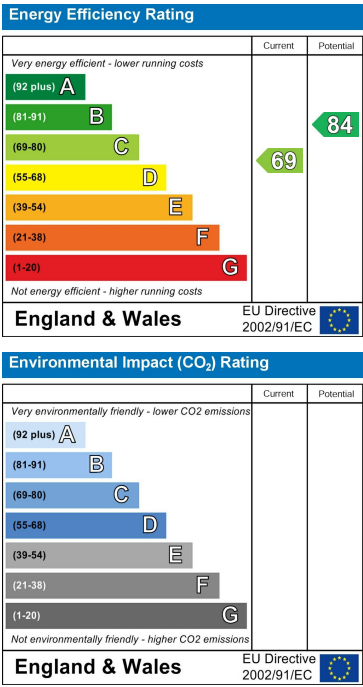
Paved courtyard enclosed with block walls, outside tap, wooden pedestrian gate offering rear lane access.

Floor Plan

Area Map



Energy Efficiency Graph



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