



## 15 Plorin Road, North Cornelly, CF33 4PZ

**£155,000**

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, two bedroom property known as "The Coach House" which is situated within a popular development in North Cornelly and is conveniently located close to all local amenities. Within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and the seaside town of Porthcawl as well as Kenfig Nature Reserve. The accommodation briefly comprises:- an entrance hall to the ground floor. Lounge/diner, inner hallway, kitchen, two bedrooms and a shower room to the first floor. The property further benefits from electric central heating, uPVC double glazing, driveway suitable for one vehicle, garage and an enclosed rear garden. 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).

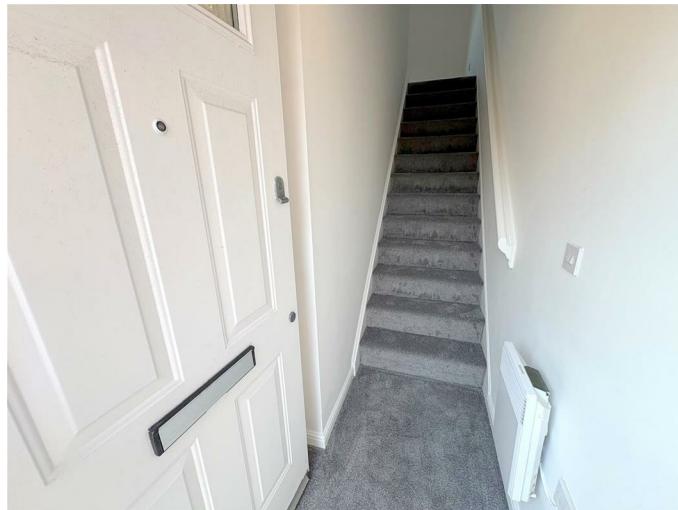
EPC Rating = E.

Council Tax Band = C.

Maintenance Charge = Currently £75 per quarter for 2024 (to be confirmed by a legal representative).

## Ground Floor

### Entrance Hall



Entry via a uPVC front door with intercom and outside light, skinned ceiling, skinned walls, fitted carpet, wall mounted electric heater, carpeted staircase leading to the first floor.

### First Floor

#### Lounge/Diner 19'2" x 13'4" (5.85 x 4.07)



Skinned ceiling, skinned walls, fitted carpet, door to storage cupboard, two wall mounted electric heaters, feature wall mounted electric fireplace, dual aspect - uPVC double glazed windows to the front and rear, opening into:-

### Inner Hallway



Skinned ceiling with loft access, skinned walls, fitted carpet, storage cupboard housing the hot water tank, four doors off:-

#### Kitchen 9'7" x 5'11" (2.93 x 1.81)



Skinned ceiling, skinned walls with tiled splash backs, tile effect vinyl flooring, a range of wall and base units with complementary work surface housing a stainless steel sink/drainer with mixer tap, integrated hob and oven with chrome chimney style extractor above, space and plumbing for a washing machine and space for a fridge/freezer (both to remain), uPVC double glazed window to the front.

Shower Room 6'2" x 5'6" (1.88 x 1.69)



Skimmed ceiling, skimmed walls with PVC panels inside the shower and tiled splash back over the wash hand basin, wood effect vinyl flooring, white ceramic heated towel rail, three piece suite comprising a double shower cubicle with dual rainfall shower and glass privacy screen, pedestal wash hand basin and a low level W.C., wall mounted mirrored vanity unit, uPVC double glazed window with obscured glass to the rear.

Bedroom One 12'11" x 9'6" (3.94 x 2.92)



Skimmed ceiling, skimmed walls, fitted carpet, wall mounted electric heater, uPVC double glazed window to the front.

Bedroom Two 9'3" x 9'3" (2.84 x 2.84)



Skimmed ceiling, skimmed walls, fitted carpet, wall mounted electric heater, uPVC double glazed window to the rear.

#### Outside

Front Entrance & Driveway



Concrete driveway, paved pathway leading up to the property entrance, via up and over door into:-

## Garage



Power and lighting, water tap, door into a storage cupboard, door into the rear garden.

## Rear Garden

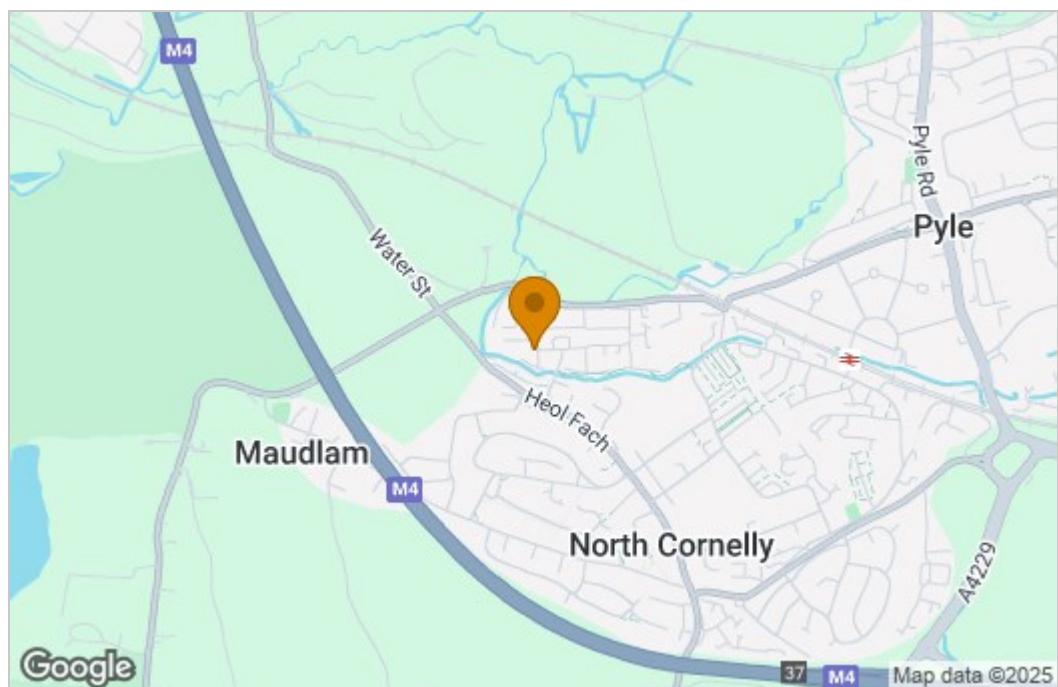


Enclosed with wood panelled fencing, access via garage and wooden pedestrian gate to side, patio area, gravelled area to side, garden laid to lawn, outside lighting.

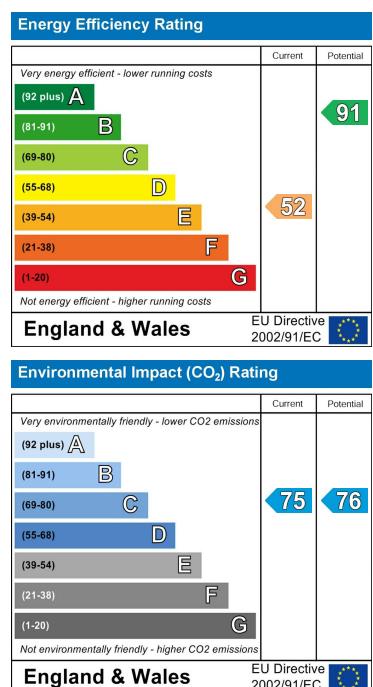
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.