



9 Meadow Street
North Cornelly, Bridgend, CF33 4LL
£198,000 Freehold

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11721

DESCRIPTION

A Deceptively Large & Beautifully Presented Semi-Detached Bungalow With Planning Permission For A Single Dwelling Adjacent. Accommodation Briefly Comprises; Lounge, Dining Room, Kitchen/Breakfast Room, Two Bedrooms & Family Bathroom. Outside; Low Maintenance Lawned Garden To Front, Extensive Lawned Garden/Possible Building Plot Adjacent. EPC Rating; 'D'.

DIRECTIONS

From Bridgend town centre, head in a southerly direction on Ewenny Rd/B4265. At the Ewenny roundabout take the third exit onto the A48. Continue on the A48 for approximately 6 miles, passing straight through three roundabouts. At the fourth roundabout take the second exit. Next turn right and take the first left towards Meadow St. Finally take the third left onto Meadow St where the property will be on the left.



ACCOMMODATION

ENTRANCE HALL

Accessed via uPVC part glazed front door into generously sized entrance hallway with original parquet flooring. Central ceiling light point, smoke alarm. Loft hatch to attic storage space. Doors lead off into:-

LOUNGE 14' 2" x 13' 3" (4.34m x 4.06m)

A principal reception room with uPVC bay window to front elevation. Central 'Minster' style fireplace with granite hearth and surround with inset gas log effect fire. Central ceiling light point. Original parquet flooring.

DINING ROOM 13' 10" x 12' 0" (4.23m x 3.68m)

A spacious and versatile room with dual uPVC windows to side elevation. Central ceiling light point. Parquet flooring. Door leads off in to:-

KITCHEN/BREAKFAST ROOM 10' 9" x 13' 10" (3.29m x 4.24m)

The kitchen has been comprehensively fitted with a range of wall units and larder unit. Roll top laminate work surfaces and stainless steel splash back. Integral appliances to remain

include 'Hotpoint' oven and grill with 4 ring electric hob and stainless steel extractor hood above. Space for freestanding fridge freezer. Plumbing for a washing machine and dishwasher. Recessed spotlighting. Vinyl floor tiles. uPVC window to side and rear elevation and uPVC part glazed door providing access to the side of the property.

BEDROOM 1 11' 10" x 10' 10" (3.62m x 3.31m)

uPVC window to front elevation. A spacious double bedroom with "his and hers" built in double wardrobes fitted with hanging rail and shelving. Recessed spotlighting. Carpet.

BEDROOM 2 14' 0" x 8' 11" (4.27m x 2.74m)

A double bedroom with built-in dual wardrobes with hanging rail, shelving and overhead storage above. Recessed spotlighting. Carpet. uPVC window to rear elevation.

FAMILY BATHROOM 10' 7" x 8' 11" (3.24m x 2.74m)

A luxurious bathroom fitted with a classic white suite comprising low level WC, pedestal sink, corner bath and enclosed corner shower cubicle. uPVC obscure glazed

window to rear elevation. Recessed spotlighting. Travertine tiles to floor and to dado level of walls.

OUTSIDE

Number 9 Meadow Street is approached off the road via a pedestrian timber gate leading in to the front garden with high rise mature hedgerow surrounding. The front of the property is predominantly laid to lawn. A concrete pathway leads to the alcoved main entrance door with original mosaic tiles to floor. To the rear and side of the property is a substantial garden with pedestrian timber gate providing access to the front of the property. The predominantly lawned garden is approached off the road and into a gravelled driveway leading to a detached single garage with roller shutter door. The garden extends around to the rear of the property. Located at the rear of the garden are two individual storage sheds. The garden is surrounded by high rise mature hedgerow and wood panelled fencing creating a private setting.

GRANTED PLANNING PERMISSION

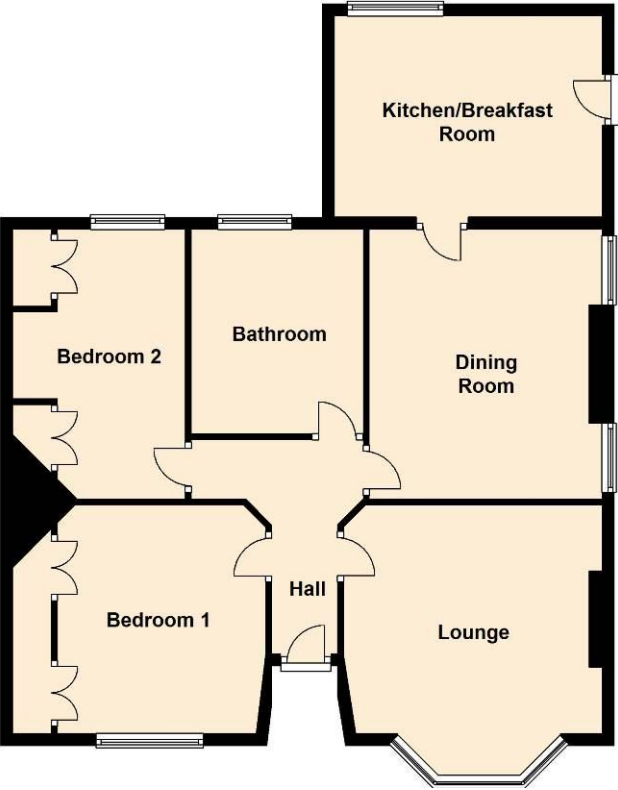
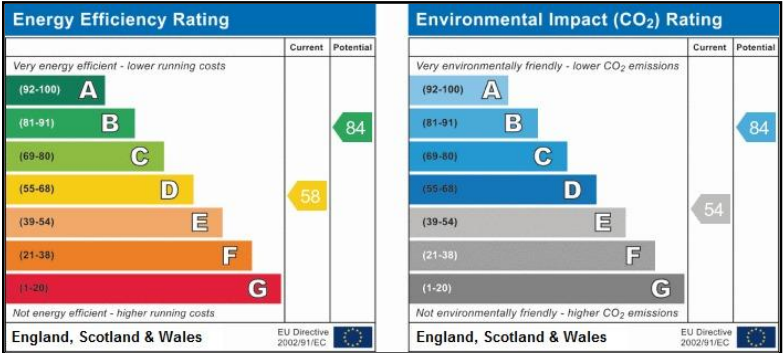
Planning permission has been granted for a single dwelling adjacent. For Further information please visit; <http://www.bridgend.gov.uk/planningapplications/search.php> and enter the postal code for the property.

SERVICES

All mains services connected to the property.

TENURE

Freehold.



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