



27, Llwyn On
Bridgend, CF33 4EA

Watts
& Morgan

27 Llwyn On

North Cornelly, Bridgend CF33 4EA

£239,950 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Watts & Morgan are delighted to present to the market this deceptively spacious, extended semi-detached property located in North Cornelly. Offering flexible and good size family living accommodation. Within close proximity to J37 of the M4 and within walking distance of local amenities, reputable schools and several shops. Accommodation comprises; entrance porch, living room opening into dining room, kitchen/breakfast room and separate lounge with French doors. First floor landing, good size master bedroom, two further bedrooms and modern 3-piece bathroom. Externally providing off-road parking for two vehicles with lawned front garden and a substantial larger than average rear garden. EPC Rating; C.

Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the porch which offers space for cloaks and shoes.

A courtesy door opens into the living room offering a carpeted staircase to the first floor landing with alcove for storage beneath. A centre feature inset alcove for decorative display with gas connection (capped off) and large uPVC window to the front elevation.

A square opening leads through into the dining room which offers a cupboard housing the 'Worcester' gas combi boiler, and an additional understairs storage cupboard. A uPVC window is offered to the side elevation and ample space is provided for dining furniture.

The kitchen/breakfast room has been fitted with a range of traditional shaker style wall and base units with complementary wood-effect laminate work surfaces and tiled splashback. A range of freestanding appliances to remain include; 'Stoves' 7-ring gas cooker with double oven, grill and storage drawer with stainless steel extractor hood above. Space for a tall American size fridge freezer and plumbing is provided for a white good appliances. Further features include; stainless steel sink unit with mixer tap over, uPVC window to the side elevation, high gloss porcelain floor tiles and uPVC French doors open into the lounge.

The lounge is a good size reception room offering versatility with French doors providing access out onto the rear garden.

FIRST FLOOR

The first floor landing offers a loft hatch providing access to a partly boarded loft space with pull-down ladder and Velux windows. All doors lead off.

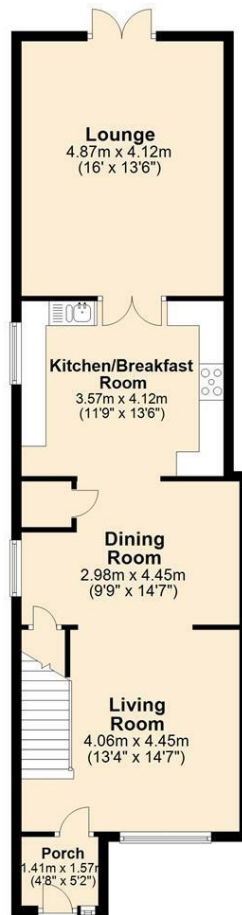
The master bedroom is superb size L-shaped room offering a walk-through dressing area with a range of freestanding wardrobes (can be negotiable) and wraps around into a good size double room with uPVC window to the rear with views over the garden.

Bedroom Two is a further good size double room located to the front of the property offering space for freestanding bedroom furniture.

Bedroom Three is a comfortable single room with uPVC window to the front elevation and carpeted flooring.

The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with rainfall/hand-held shower over, wash-hand basin and WC. Further benefits include; fully tiled walls, vinyl floor covering and a chrome heated towel rail.

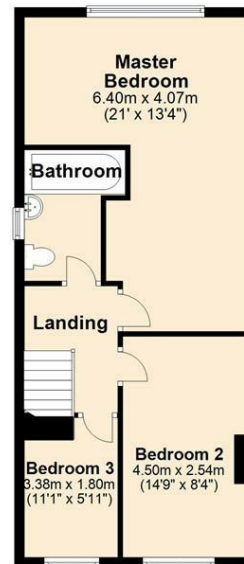




Ground Floor

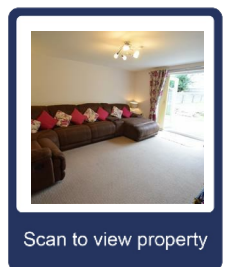
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
f i t

**Watts
& Morgan**