



34 Ffordd Yr Eglwys, North Cornelly  
Bridgend, CF33 4NP



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£124,950 Freehold

**3 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

Watts and Morgan are pleased to present this three bedroom semi-detached property located in North Cornelly. Within walking distance of local amenities, reputable schools and close proximity to J37 of the M4. Accommodation comprises; entrance hall, lounge, kitchen and dining room. First floor landing, three good sized bedrooms and a bathroom. Externally offering on-road parking and a rear patio with outbuildings and WC. Offering no on-going chain. EPC Rating 'D.'

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- Bridgend Town Centre 6.5 miles
- Cardiff City Centre 30.3 miles
- M4 (J37) 1.0 mile

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**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hallway offering a carpeted staircase to the first-floor landing and laminate flooring.

The kitchen has been fitted with a range of wall and base units with a vinyl work surfaces. Appliances to remain include; freestanding oven and grill with 4 ring gas hob and extractor fan over. Further offering vinyl tile flooring, a stainless-steel sink unit, tiled splash back, a uPVC window and a courtesy door provides access to the rear garden.

Space and plumbing has been provided for white goods.

The dining room offers laminate flooring, a uPVC window to the rear elevation and room for freestanding furniture.

The lounge is located to the front of the property and offers laminate flooring, a uPVC window and an electric fire.

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### FIRST FLOOR

The first floor landing offers carpeted flooring and a uPVC window to the side elevation.

Bedrooms one and two are spacious double bedrooms offering carpeted flooring, uPVC windows and cupboards for storage.

Bedroom three is a comfortable single bedroom offering carpeted flooring and a cupboard for storage.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash hand basin and WC.

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### GARDENS AND GROUNDS

No. 34 is accessed off the road offering on road parking and a lawned front garden with a side access leading to the rear.

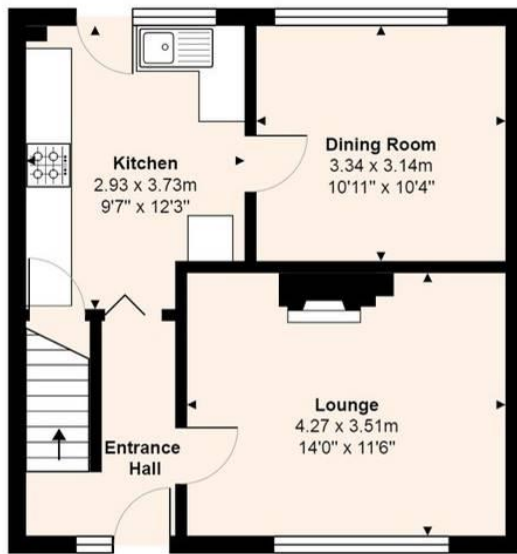
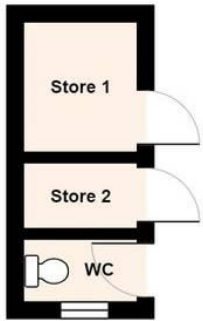
The rear patio has been enclosed by a brick wall and provides two out buildings and a WC.

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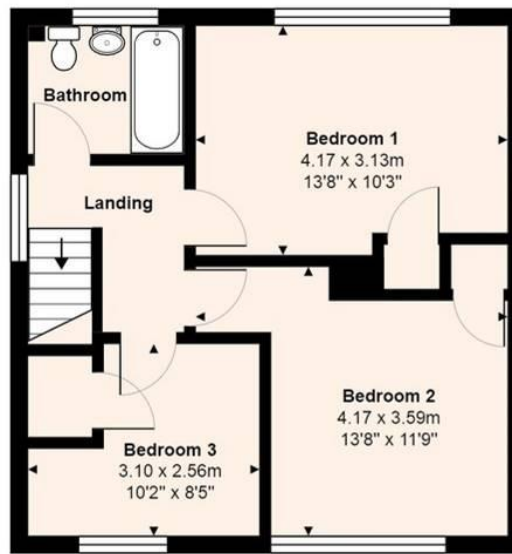
### SERVICES AND TENURE

All main connected. Freehold.



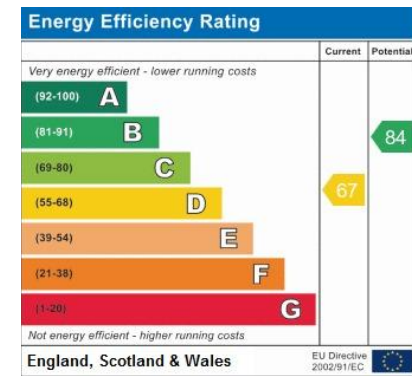


Ground Floor



1st Floor

34 Ffordd Yr Eglwys  
 Total Area: 87.1 m<sup>2</sup> ... 937 ft<sup>2</sup> (Excluding Outside WC & Stores)  
 All measurements are approximate and for display purposes only



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.

**Bridgend**  
 T 01656 644 288  
 E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**  
 T 01446 773 500  
 E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**  
 T 029 2071 2266  
 E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**  
 T 020 7467 5330  
 E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)