



13 Mill Meadow, North Cornelly  
Bridgend, CF33 4QB





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**£69,950** Freehold

**1 Bedroom : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this immaculate One bedroom maisonette flat located in North Cornelly. Within walking distance to local amenities, reputable schools and Kenfig Nature Reserve. Accommodation comprises; Open-plan Kitchen/Diner/Lounge, 3-piece shower room and a sizeable double bedroom. Externally enjoying communal grounds and a designated parking space. EPC Rating 'C'.

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- Bridgend Town Centre 7.7 miles
- Cardiff City Centre 27.4 miles
- M4 (J35) 1.0 miles

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## Summary of Accommodation

### ACCOMMODATION

Entrance via a composite door into the open plan Kitchen/Dining room/Lounge comprising laminate flooring and space for free-standing furniture.

The Kitchen has been fitted with a range of white wall and base units with laminate work surfaces and tiled splashback. Integral appliances to remain include; oven and grill and space is provided for freestanding fridge freezer.

Leading into a 3-piece family Shower room comprising; shower cubicle, wash hand basin and WC. A storage cupboard is provided for white goods.

The Lounge enjoys a uPVC window to the side elevation and uPVC French doors open onto a Juliette balcony with bespoke stained glass inset above.

An opening provides access to the sizeable double bedroom offering a continuation of laminate flooring, a uPVC window to the rear elevation and ample space for free standing furniture.

### GARDENS & GROUNDS

Externally the property enjoys communal grounds and a designated parking space.

### SERVICES, TENURE & NOTES

All main services connected.

Leasehold - 125 years from 2008.

Notes: Service charge of £156 per month which includes the following; Buildings Insurance, Gas, Water, Communal Electric and Domestic Electric and External Maintenance.



13 Mill Meadow  
Total Area: 32.4 m<sup>2</sup> ... 349 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	74
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	74	76
	EU Directive 2002/91/EC	

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.

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