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herbert r thomas

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36 Mill Meadow
North Cornelly, Bridgend,
CF33 4QA

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Asking price **£85,000**

Situated in the popular North Cornelly location, within close proximity to local school, shops and amenities, is this modern one bedroom studio style flat, ideal for first time buyers and investors.

Ideal first time buy

Good commuter access to both Cardiff and Swansea via Junction 37 of the M4

Allocated Parking

Recently decorated to the highest of standards

One double bedroom

Shower room with utility cupboard

Viewings highly recommended





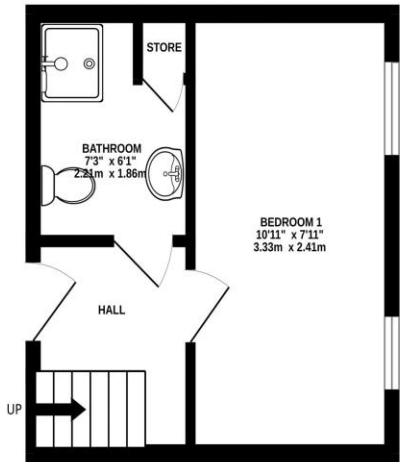
Situated in the popular North Cornelly location is this beautifully presented one bedroom studio style property, within close proximity to Junction 37 on the M4, local school, shops and amenities.

The property is entered into a hallway laid to laminate flooring with staircase rising to the first floor landing, double glazed UPVC window to side and doors to the bedroom and shower room. The bedroom is a generous sized double room with storage cupboard and a double glazed UPVC window to rear. The shower room has been fitted with a three-piece suite comprising; low-level WC, wash hand basin and shower suite. There is vinyl flooring, half tiled walls to wet areas and utility cupboard with space for one appliance.

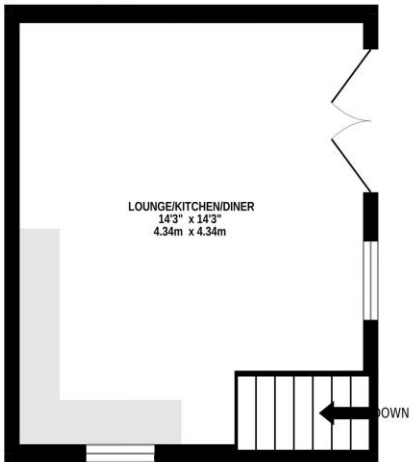
To the first floor there is an open plan style living/kitchen studio. The kitchen has been fitted with a matching range of base and eyelevel units with square rolltop workspace over. There is a sink with mixer tap, four ring electric hob, built in oven, space for fridge/freezer and ornate splashback tiles. This impressive size room benefits from tall ceilings, large double glazed UPVC windows and double glazed UPVC French doors to a Juliet balcony. Outside of the property there is an allocated parking bay. Viewings are highly recommended to appreciate the offer in hand.

There are 125 years remaining on the lease from 1st January 2007. The service charge is £333 PCM. The ground rent is approximately £120 per annum, subject to clause 9 which means every successive 10 years it is reviewed and multiplied by RPI.

1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From junction 37 (Porthcawl/Pyle) of M4, follow signs for Pyle. At the first roundabout take the first left, travel into North Cornelly. At the T-junction turn right and travel through the village turning right after The Green Acre into the development. Proceed to the junction, turn left bear right and take the second left, turn left onto Mill Meadow. Follow road and bear left and follow the road through car port to end where the apartment will be found.

Tenure

Leasehold

110

Services

All mains services
Council Tax Band A
EPC Rating C

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

10/12/21, 5:11 PM | Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
36, Mill Meadow North Cornelly Porthcawl CF31 1LH	Energy rating C	Valid until: 27 November 2021 Certificate number: 8895-1889-7329-9628-8893
Property type: Mid-floor maisonette		
Total floor area: 37 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

The average energy rating is D
The average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

