



43 Skylark Road  
North Cornelly  
CF33 4PD

# 43 Skylark Road

North Cornelly, Bridgend, CF33 4PD.

£209,950 - Freehold

- A Well Presented Detached Property On A Popular Development.
- Entrance Hall, Lounge, Dining Room.
- Kitchen, Utility Room.
- Master Bedroom With En-Suite.
- Further Three Bedrooms, Family Bathroom.
- Landscaped Front & Rear Gardens.
- Off-Road Parking For Several Vehicles.
- Detached Single Garage.
- EPC Rating: 'C'.

Porthcawl Town Centre – 4.1 miles

Bridgend Town Centre – 7.3 miles

M4 (J37) – 1.6 miles

Cardiff City Centre – 27.8 miles

Swansea City Centre – 15.5 miles

(All distances are approximate)



# The Property

Enter through a composite obscured double glazed door into the Entrance Hall which benefits from carpeted flooring and a carpeted staircase leading to the First Floor Landing with an understairs storage cupboard. Leading off the Entrance Hall is the spacious dual aspect Lounge which enjoys a central feature gas fireplace with marble hearth and surround, carpeted flooring, two double glazed uPVC windows to the front elevation and double glazed uPVC French doors leading to the rear enclosed garden with matching side panels. Located to the front of the property is a spacious Dining Room benefiting from carpeted flooring, a double glazed uPVC window to the front elevation and provides ample space for freestanding furniture. The Kitchen has been comprehensively fitted with a range of base and wall units with roll top laminate work surface and an inset bowl and a half single drainer stainless steel sink. Integrated appliances to remain include; an 'Electrolux' electric oven and grill and a four ring 'Electrolux' gas hob with stainless steel extractor hood over. Space has been provided for a freestanding fridge freezer. The Kitchen further benefits from tiled splashbacks, wood effect vinyl flooring and a double glazed uPVC window to the rear elevation. A door leads to the Utility Room which has been fitted with a range of base and wall units with roll top laminate work surface and an inset single drainer stainless steel sink. Space and plumbing has been provided for a freestanding washing machine and tumble dryer. A cupboard houses a 'Ideal' gas central heating boiler. The Utility Room further benefits from tiled splashbacks, a continuation of the wood effect vinyl flooring from the Kitchen and a double glazed composite door leading out to the rear enclosed garden. Serving the ground floor accommodation is the Cloakroom which is fitted with a two piece white suite comprising; pedestal wash basin and a low level dual flush WC.

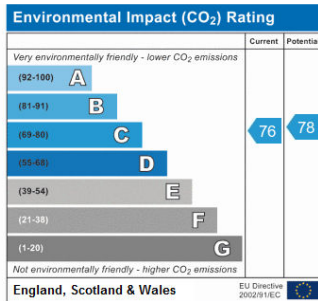
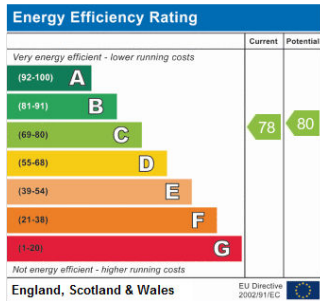
The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, a loft hatch providing access to the loft space and a recessed airing cupboard housing a hot water tank. The Master Bedroom is a spacious double bedroom to the rear of the property which benefits from carpeted flooring and a double glazed uPVC window to the rear elevation. A door leads to the En-Suite has been fitted with a three piece white suite comprising; shower enclosure with thermostatic shower, pedestal wash basin and a low level dual flush WC. Bedrooms Two & Three are double bedrooms which benefits from carpeted flooring and a double glazed uPVC windows to the front elevation. Bedroom Four is located to the rear of the property and benefits from carpeted flooring and a double glazed uPVC window to the rear elevation. The Family Bathroom has been fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, pedestal wash basin and a low level dual flush WC.

The front garden has been predominantly laid to lawn with borders planted with a variety of mature trees and shrubbery. A paved pathway leads to the front of the property. The driveway leads to a Single Detached Garage. The rear enclosed garden is predominantly laid to lawn with paved patio areas providing ample space for outdoor entertaining and dining. The rear garden benefits from outdoor electrical sockets, outdoor tap and timber garden shed which is to remain. Borders have been planted with a variety of mature trees and shrubbery. The Detached Single Garage benefits from a manual up and over garage door, electrical lighting and power points. An obscured double glazed uPVC door leads to the rear enclosed garden.

N.B: The property is subject to a service charge of approximately £128 per annum for the upkeep of the developments communal areas.

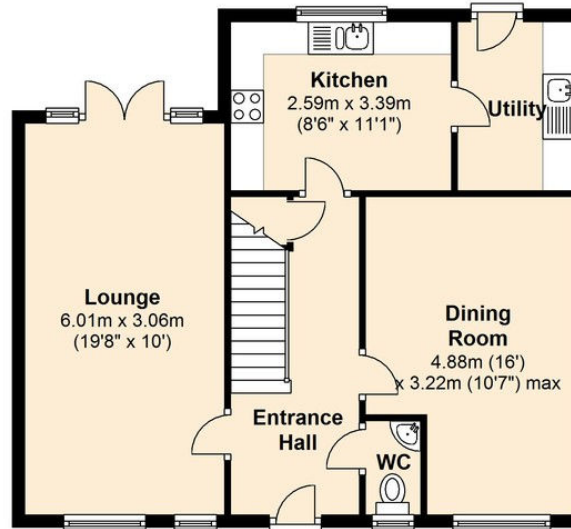


# Floorplan & EPC



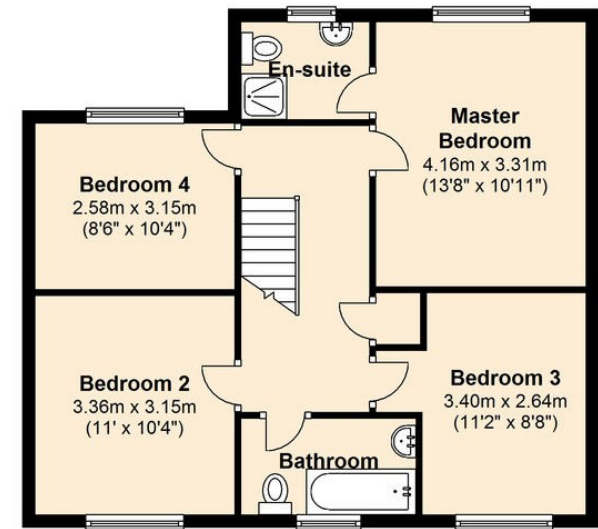
## Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



## First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 119.2 sq. metres (1283.4 sq. feet)



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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