



hrt

herbert r thomas

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34 Dinam Street

Nantymoel,

Bridgend,

CF32 7NE

34 Dinam Street

Asking price **£140,000**

Situated in the picturesque valley of Nantymoel is this spacious double fronted three bedroom end terrace property with two receptions rooms, downstairs cloakroom, generous sized kitchen, low maintenance gardens and available with no on-going chain.

Spacious three-bedroom end terraced property

Built early 1900's and owned since 1926

Available for sale for the first time in nearly 100 years

Two reception rooms

Generous sized kitchen with integrated appliances

Ground floor cloakroom/WC

Additional room to the first floor, ideal as home office or nursery

Low maintenance gardens

No on-going chain





Selling with no-on going chain is this traditionally built three bedroom end terrace property, benefiting from two reception rooms, generous sized kitchen/breakfast room, cloakroom/WC to the ground floor and situated in the picturesque valley of Nantymoel.

The property is entered via a UPVC double glazed door into an entrance hallway with staircase rising to the first floor landing and doorway to the lounge.

The lounge is a generous sized room laid to laminate flooring with a window to the front aspect, feature fireplace with exposed brick, understairs storage area, a glass window looking into the second reception room and doorway leading to the dining room/second reception room and fitted kitchen. The laminate flooring from the lounge continues into the second reception room which benefits from another feature fireplace with exposed brick, wall hung Worcester combi boiler, windows to the side and rear and a uPVC double glazed door leading to the rear passageway. The passageway is laid to laminate flooring and has a door opening out to a small rear courtyard. The passage has a wall hung wash handbasin with a Velux skylight window and leads to a doorway to a separate cloakroom/WC with a small window to the side. The kitchen has been fitted with a matching range of base, wall and drawer units with complementary work surfaces over comprising; single bowl sink unit, electric oven, four ring gas hob with extractor fan overhead, integrated fridge, freezer and space for a washing machine. There are windows to the front and rear and a UPVC double glazed door which leads out to the side garden.

To the first floor landing there is a split-level landing and doorways to three generous bedrooms. The main bedroom has a window to the front aspect with built-in double wardrobe and fitted to carpet. Bedroom two is another double room with a window to the front aspect and fitted to carpet. Bedroom three has a single glazed window to the rear aspect, laid to fitted carpet and a loft hatch allowing access to the attic which is insulated and partially boarded. The extra benefit of this property is that there is another small room upstairs which would be ideal as a dressing room/nursery or possibly a home office. There is a window to the front and the room is carpeted.

The family bathroom has been fitted with a three-piece suite comprising; WC, pedestal wash handbasin and a panelled bath. The walls are part tiled and there is a large chrome towel rail, laid to laminate flooring and a single glazed window to the side.

To the side of the property is a wooden gate that leads to low maintenance courtyard surrounded with brick and stone. To the rear of the property is a low maintenance courtyard surrounded by stone wall and continues around the property to a small private area also surrounded by a stone boundary wall.

Viewings are highly recommended.





Directions

From Junction 36 of the M4 (Sarn) follow signs for Bryncethin. Proceed through the Villages of Bryncethin, Ogmere Vale and into Nantymoel. Follow the road through the Village until you reach a small roundabout. Go straight over onto Dinam Street and pass the local shop on your left. The property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band B

EPC Rating

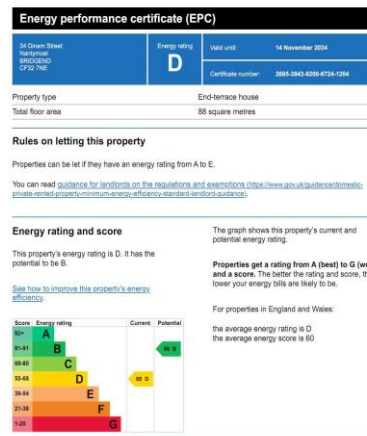
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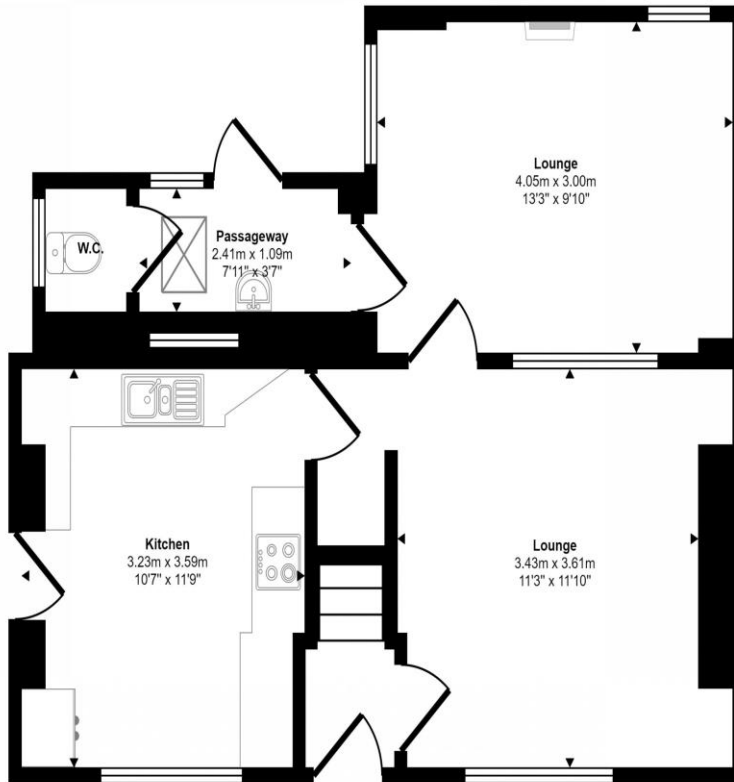
hrt Est. 1926



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.

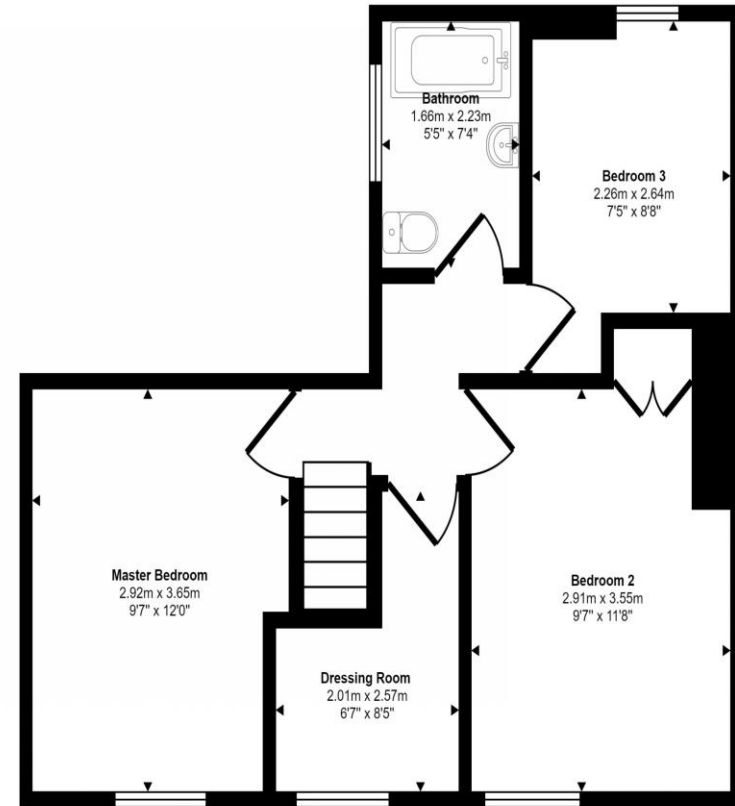


Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor

Approx 48 sq m / 518 sq ft



First Floor

Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

