



hrt
herbert r thomas

31 Oakfield Terrace
Nantymoel,

Bridgend,

CF32 7SS

hrt.uk.com

31 Oakfield Terrace

Asking price **£139,995**

Charming Three-Bedroom Mid-Terrace Home located in Nantymoel, Bridgend.

Three bedroom mid terrace property

Ideal first time buy

Spacious lounge/dining room

Refitted kitchen

Landscaped rear garden

New roof and external render





This well-presented three-bedroom home has been thoughtfully updated throughout and offers spacious, modern living across two floors, complemented by landscaped gardens to the front and rear. Situated in the heart of the village of Nantymoel, this beautifully maintained three-bedroom mid-terrace property has been a much-loved family home for the past 25 years. Built in the early 1900s, it combines period character with modern comfort throughout. The spacious lounge/dining room features a welcoming gas fire and bay window. The refitted kitchen (installed just two years ago) includes integrated appliances including a fridge/freezer high level oven and wine chiller. Upstairs, there are three bedrooms, perfect for a growing family or first-time buyers. Outside, the property boasts a landscaped, low-maintenance tiered rear garden with rear lane access. An ideal first-time buy or family home, offering modern convenience within a friendly village community.

Ground Floor The property is entered via a UPVC double-glazed front door leading into an entrance porch with vinyl flooring, radiator, and a wooden glazed door opening into the open-plan lounge/dining room. The lounge/dining room features a charming bay window to the front allowing plenty of natural light, and ample space for both living and dining furniture. A feature fireplace provides a focal point to the room, while a staircase leads to the first floor. A doorway from the dining area opens to the rear passage, which has vinyl flooring and space to store coats. The kitchen, accessed from the rear passage, has been fitted within the last two years and offers a stylish range of base, wall, and drawer units with complementary work surfaces and matching up stands. It includes a single bowl sink unit, integrated fridge/freezer, integrated wine cooler, high-level oven with integrated microwave, and a four-ring electric hob with decorative glass splash back. The walls are fully tiled, and a skylight window adds extra natural light. A window and rear door open directly to the garden. The family bathroom, also accessed from the rear passage, comprises a three-piece suite including a panelled bath with

thermostatic shower over, a vanity unit with inset wash basin, and WC. The room is fully tiled, with an extractor fan, glass shower screen, and window to the rear.

First Floor Carpeted stairs lead to the first-floor landing, which provides access to three bedrooms. The main bedroom, located at the front of the property, is a double room with fitted carpet, sliding mirrored wardrobes, and a window to the front aspect. Bedroom two overlooks the rear garden and is another double room, featuring a built-in cupboard housing the Vaillant wall-mounted combi boiler. Bedroom three is a single room with fitted carpet and a window to the front aspect. **Outside** The property is approached by steps leading to a patio courtyard at the front, enclosed by railings and a gate.

To the rear, the landscaped tiered garden offers several distinct spaces. Steps lead from the property to the first patio level, which provides a pleasant seating area enclosed by galvanised steel railings. There is a large wooden storage shed with power and light. Further steps and a gate lead to the second tier, featuring artificial lawn and an additional patio area. A rear gate provides access to a lane behind the property.

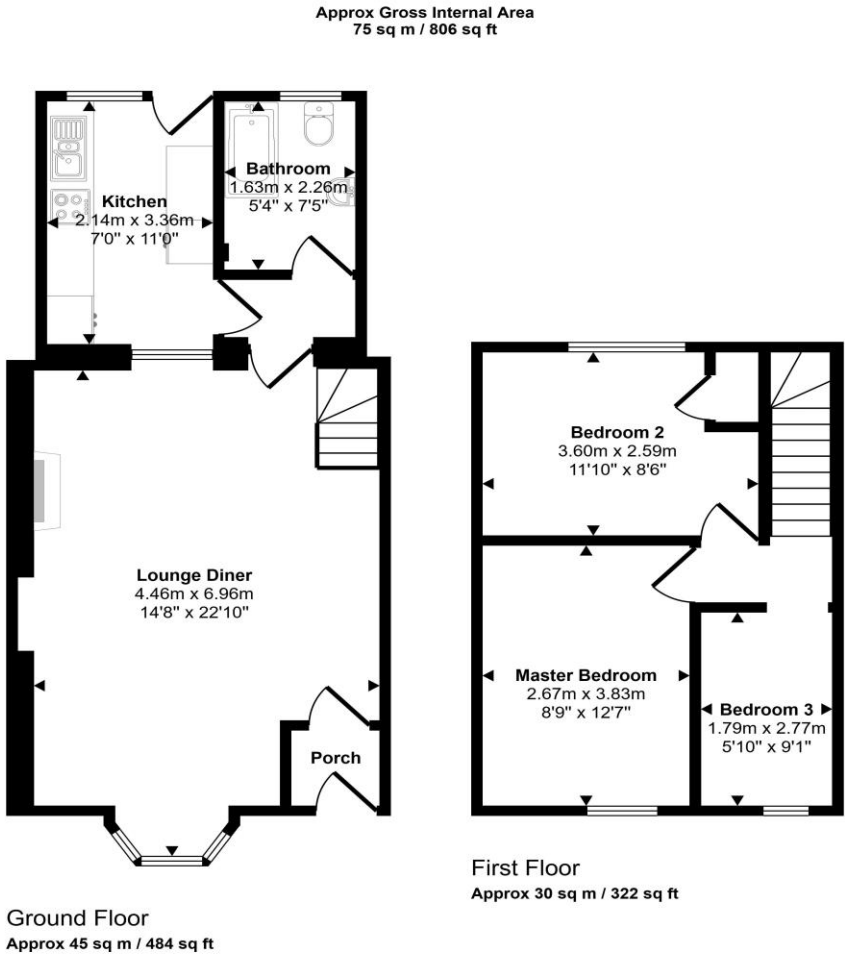
Recent improvements include:

Welsh slate roof replaced in 2023

Rubber roof to kitchen (2023)

Property re-rendered front and back

Modern kitchen fitted approximately two years ago



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.





Tenure

Freehold

Services

All mains services
Council Tax Band A
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From Junction 36 of the M4 Motorway, follow signs for Bryncethin. Proceed through the Villages of Bryncethin, Ogmere Vale and into Nant-Y-Moel. Follow along Ogwy Street and turn right before the Post Office. Follow up the hill and turn left onto Oakfield Terrace where the property will be indicated by our for sale sign.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

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.

