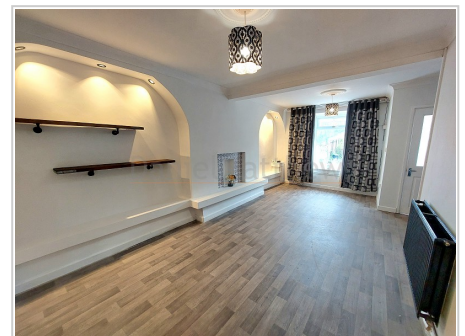
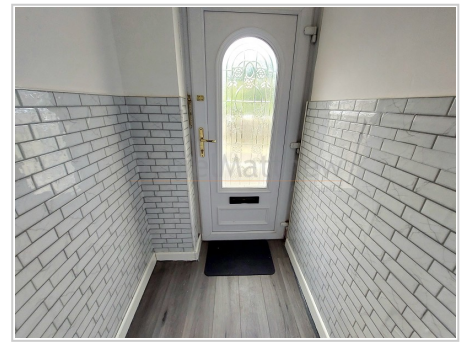
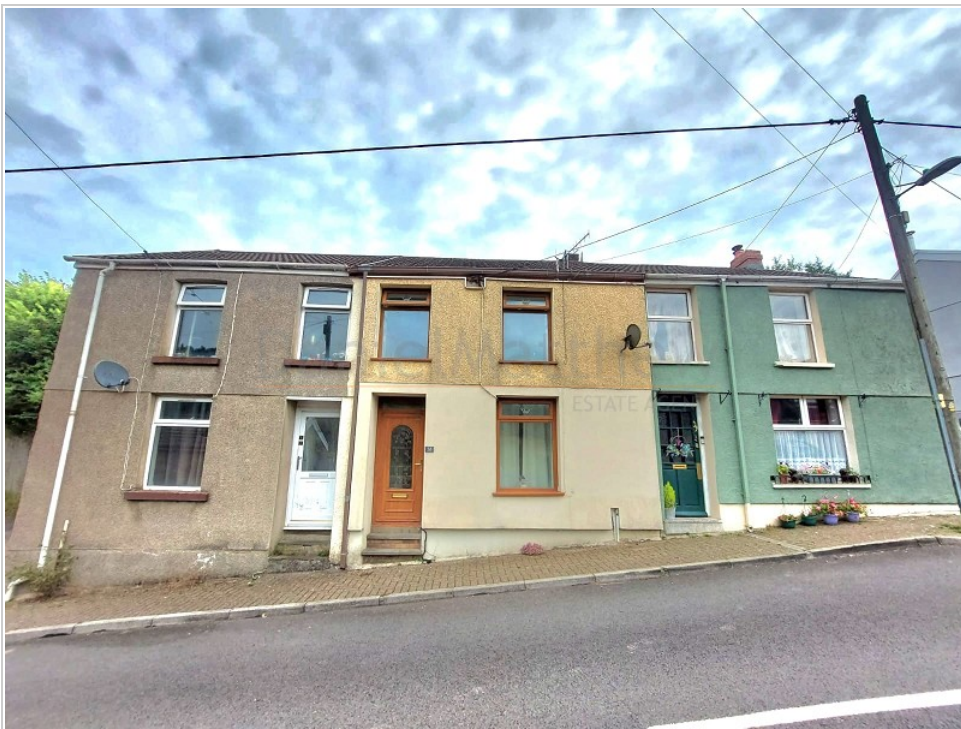


38 Commercial Street
Nantymoel
Bridgend
CF32 7NW

£124,950



- MID TERRACE PROPERTY
- THREE BEDROOMS
- VALLEY LOCATION
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- BEAUTIFUL VIEWS
- TIERED REAR GARDEN
- ON STREET PARKING
- CLOSE TO M4 CORRIDOR & LOCAL AMENITIES
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

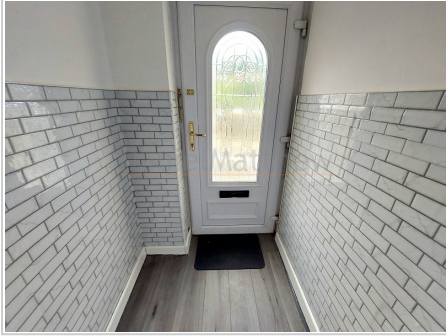
Ref: PRA10657

Viewing Instructions: Strictly By Appointment Only

General Description

**** IDEAL FOR FIRST TIME BUYERS / INVESTORS **** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom mid terrace property, Situated in the Nantymoel village, with beautiful views of the Bwlch mountains. Ideal for first time buyers or investors. Property comprises to the ground floor, hallway, open plan lounge/dining room, and kitchen. To the first floor, landing, three bedrooms and family bathroom. Further benefits are tiered rear garden, on street parking, close to M4 Corridor giving access to Bridgend. Property is local to amenities. Property is being sold with no ongoing chain, viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Porch (4' 1" x 3' 7") or (1.24m x 1.09m)

Enter via UPVC double glazed obscured door into porch, plain ceiling with coving, partially plain and tiled walls, wood effect laminate flooring, door leading into Lounge/Diner.



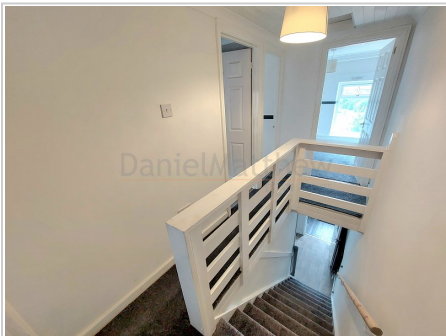
Lounge/Diner (20' 1" x 13' 1") or (6.11m x 3.98m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, wood effect vinyl flooring, two radiators, staircase leading to first floor, under stairs storage cupboard, steps leading up to kitchen.



Kitchen (13' 9" x 12' 2") or (4.19m x 3.71m)

UPVC double French doors leading to tiered rear garden, plain ceiling and coving, plain walls, wood effect laminate flooring, radiator, a range of matching hi-gloss wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring electric hob, extractor fan, plumbing for washing machine, space for fridge/freezer.



Landing

Panelled ceiling and coving, plain walls, fitted carpet, doors leading into:-



Bathroom (8' 8" x 8' 4") or (2.65m x 2.55m)

UPVC double glazed obscured window to rear aspect, plain ceiling and coving, tiled walls, wood effect vinyl flooring, four piece suite comprising low level WC, pedestal wash hand basin, double shower tray with over head, enclosed inset bath with mixer tap, chrome heated towel rail.



Bedroom One (11' 8" x 7' 3") or (3.55m x 2.21m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls with dado rail, fitted carpet, radiator.



Bedroom Two (13' 9" x 7' 10") or (4.19m x 2.39m)

UPVC double glazed window to side aspect, plain ceiling and coving, plain walls, fitted carpet, radiator, single storage cupboard housing wall mounted combination boiler, double storage cupboard.



Bedroom Three (9' 0" x 6' 6") or (2.75m x 1.99m)

UPVC double glazed window to front aspect, textured ceiling and coving, plain walls with dado rail, fitted carpet, radiator, storage cupboard.



Outside

Front - On street parking

Rear - Steps leading up to tiered garden, brick and fenced boundaries, decked area and patio area, further steps leading up to another decked and patio area, storage to the rear of garden, beautiful views.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D55

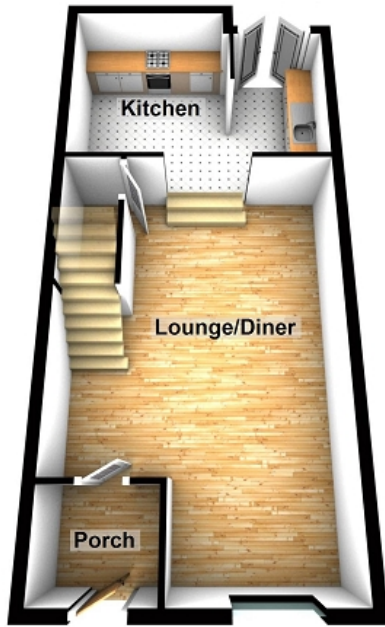
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.