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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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11 Nant-y-moel Row, Nantymoel, Bridgend, Bridgend County. CF32 7RW

£115,000

Main Features

- 3 bedroom mid terrace
- Semi rural location
- Views of surrounding area
- Recently renovated
- Ground floor bathroom
- Garden and off road parking
- The M4 corridor is approximately 8 miles to Jct 36
- Conveniently located for local amenities, school, playing fields, cycle track and hill walking
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: E

General Information

3 BEDROOM MID TERRACE WITH OFF ROAD PARKING, SEMI RURAL LOCATION WITH VIEWS OVER SURROUNDING AREA, RECENTLY RENOVATED AND MORE.

Conveniently located for local amenities, school, playing fields, cycle track and hill walking. The M4 corridor is approximately 8 miles to Jct 36.

This home has accommodation comprising ground floor hallway, lounge, kitchen and bathroom. First floor landing and 3 bedrooms. Externally there is off road parking and a garden area to the front. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC front door. Plastered walls and ceiling, Understairs storage. Vinyl flooring. Radiator.

Lounge

uPVC window. Plastered walls and ceiling. Brick fire place. Fitted carpet. Understairs storage. Radiator.

Kitchen

uPVC window. Plastered walls and ceiling with spotlights. Shaker style kitchen units with wood effect laminate work tops and upstands. Stainless steel sink unit with monobloc. Integral black electric oven, electric hob and stainless steel wall mounted extractor fan. Clear glass splashback. Vinyl flooring. Radiator.

Bathroom

uPVC window. Plastered walls and ceiling with spotlights. 3 piece suite comprising close coupled w.c, hand wash basin set in vanity unit with splashback and panelled bath with shower screen and overhead mixer shower. PVC panelling surrounding bath and shower. Vinyl flooring. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Fitted carpet.

Bedroom 1

uPVC window. Plastered walls and ceiling. Fitted carpet. Storage cupboard housing combi gas central heating boiler. Radiator.

Bedroom 2

uPVC window. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Plastered walls and ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Concrete enclosed driveway. Pathway leading down to bottom lawn area. Enclosed via wooden fencing.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

B

Current heating type

Combi

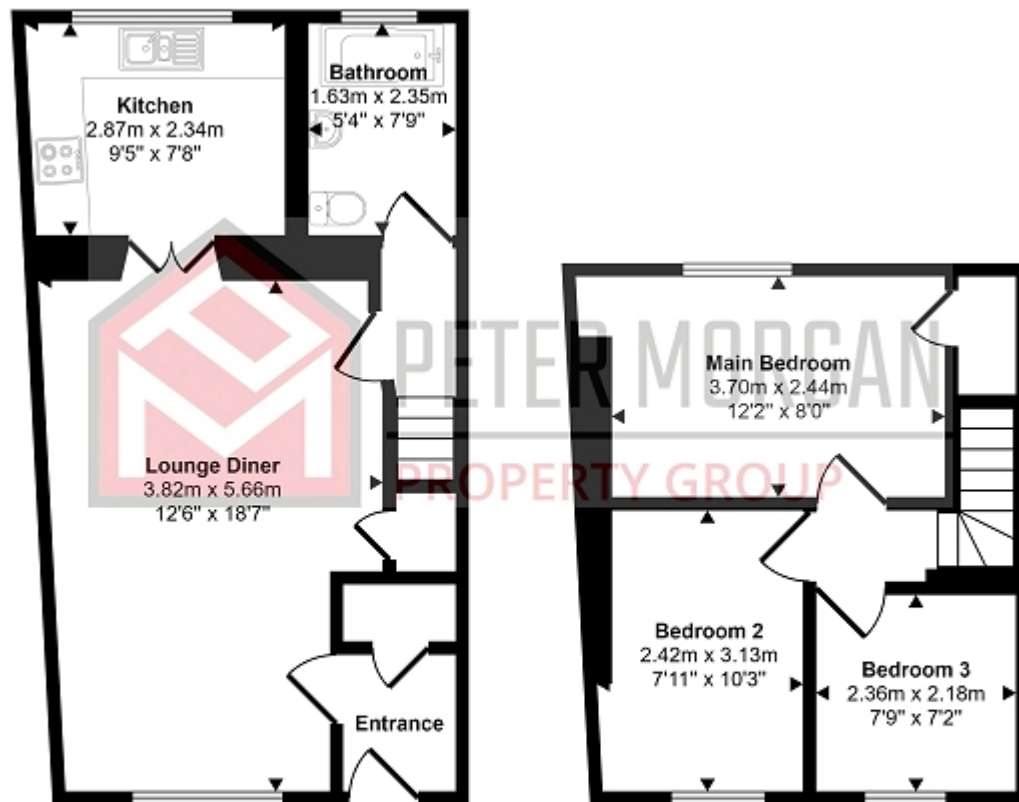
Tenure

Freehold





Approx Gross Internal Area
67 sq m / 717 sq ft




Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 28 sq m / 300 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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