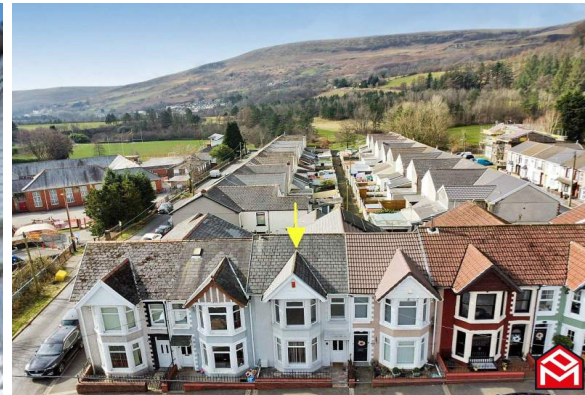


ESTAS
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**BEST IN POSTCODE
WINNER 2025**

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7 Arnant Villas, Nantymoel, Bridgend, Bridgend County. CF32 7PW

£160,000



PETER MORGAN

Main Features

- Larger than average Villa style mid terraced home
- Well presented, extended and spacious accommodation
- 3 double bedrooms
- 2 reception rooms and fitted kitchen
- Vacant possession
- First floor family bathroom
- South facing at rear
- Within approximately 150m of playing fields in a desirable location within the Village
- Combi gas central heating (boiler installed February 2023) and uPVC double glazing
- Council Tax Band B. ER:C

General Information

WELL PRESENTED AND LARGER THAN AVERAGE, EXTENDED VILLA STYLE MID TERRACED HOME WITH SPACIOUS ACCOMMODATION BOASTING 3 DOUBLE BEDROOMS, 2 RECEPTION ROOMS, FIRST FLOOR BATHROOM & VACANT POSSESSION!

Situated within approximately 150m of playing fields in a desirable location within the Village. Conveniently located for playing fields, Bowling Club, shops, Post Office, bus link and the Celtic Trail Cycle Track. Approximately 8 miles from the M4 at Junction 36.

This home is offered for sale with vacant possession and has accommodation comprising hallway, open plan lounge (originally 2 rooms), dining room, fitted kitchen, first floor landing, family bathroom and 3 double bedrooms.

Externally there is a forecourt style front garden and South facing courtyard style rear garden with rear lane access. The property benefits from combi gas central heating (boiler installed February 2023) and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC double glazed front door. Radiator. Vinyl flooring. Corniced ceiling. Wall mounted electric meter and consumer unit. Internal window and part glazed door to

Lounge

uPVC double glazed bay window with vertical blinds to front. uPVC double glazed window to rear with vertical blinds. Spindled and carpeted staircase to first floor. Laminate flooring. Alcoves. Fireplace with electric fire and surround. Two radiators. TV connection points. Telephone and Internet connection points. Smoke alarm. Part glazed door to

Dining Room

uPVC double glazed window and door to side vertical blinds. Vinyl flooring. Radiator. Walk-in under stairs store cupboard with light and vinyl flooring. Part glazed door to

Kitchen

uPVC double glazed door and window to rear garden. Fitted kitchen finished with shaker style White doors, 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splash backs. Integral oven, eye level grill & four ring gas hob. Plumbed for washing machine. Space for tumble dryer. Radiator. Vinyl flooring. Combi gas central heating boiler with wireless thermostat (Installed 3rd February 23).

FIRST FLOOR

Landing

Balustrade with spindles. Linen cupboard. Fitted Grey carpet. Radiator. Smoke alarm. Attic entrance. White colonial style panelled doors to bedrooms and bathroom.

Family Bathroom

uPVC double glazed window to side. Three-piece suite in White comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap and tiled splash back & bath with mixer taps and mixer rainstorm shower with hair wash spray, tiled surround and glass screen. Vinyl flooring. Radiator.

Bedroom 1

uPVC double glazed bay and casement windows with Hillside aspect to front. Laminate flooring. Radiator.

Bedroom 2

uPVC double glazed window with open aspect to rear. Laminate flooring. Loft access. Radiator.

Bedroom 3

uPVC double glazed window to rear .Radiator. Laminate flooring. TV connection.

EXTERIOR

Front Garden

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).

Rear Garden

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

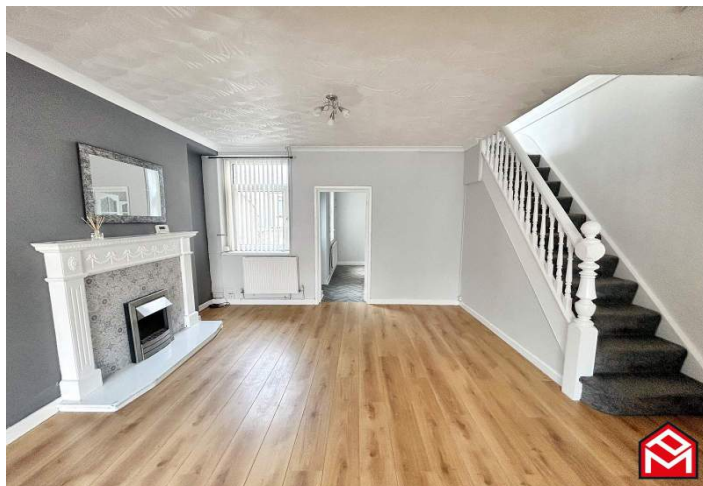
B

Current heating type

Gas

Tenure

Freehold



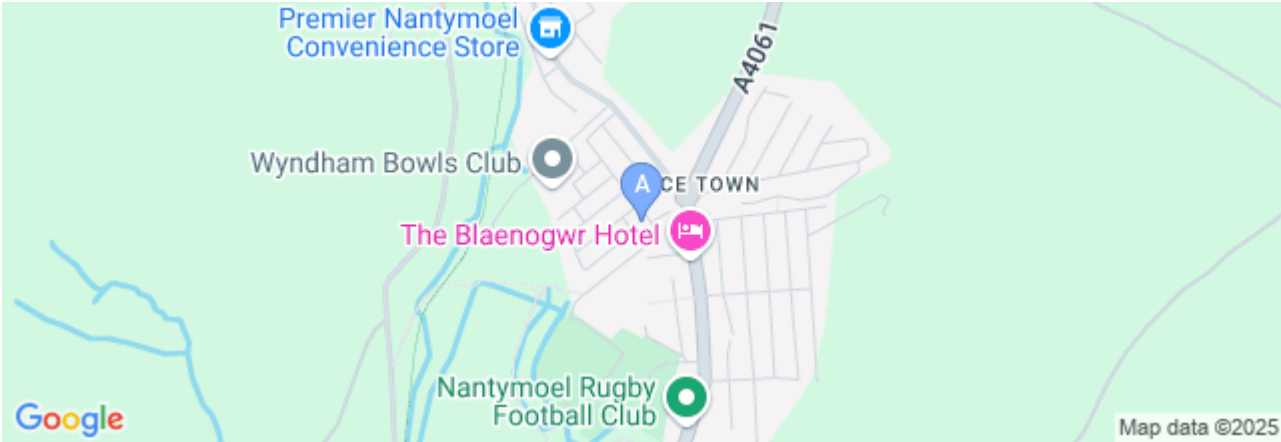
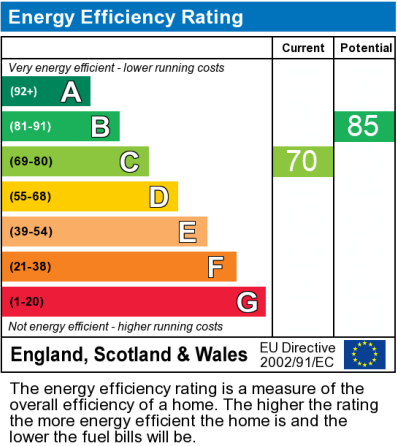






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

7 Arnant Villas, Nantymoel, Bridgend, Bridgend County. CF32 7PW



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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