



Payton  
Jewell  
Caines

Vale View Terrace, Nantymoel, Bridgend,  
Bridgend County. CF32 7PB

£125,000

**PJC** PAYTON  
JEWELL  
CAINES



## Vale View Terrace, Nantymoel, Bridgend, Bridgend County. CF32 7PB

Spacious three bedroom mid terraced house comprising entrance hall, two reception rooms, kitchen/diner, bathroom and enclosed rear garden. Ideal first time or investment purchase.

**£125,000 - Freehold**

- Three bedroom mid terraced house
- Two reception rooms
- Kitchen/diner
- Rear garden with lovely hillside views
- Ideal first time or investment purchase
- EPC - D / Council tax -





## DESCRIPTION

Introducing this well presented three bedroom mid terraced house benefiting from two reception rooms, kitchen/diner and rear garden with lovely hillside views. This property would make an ideal first time or investment purchase. Viewing recommended.

Nantymoel is a village located in the Bridgend County Borough of Wales. It is situated in the Ogmore Valley, approximately 8 miles (13 km) northeast of Bridgend town. Nantymoel is surrounded by scenic countryside, and outdoor enthusiasts can explore the natural beauty of the Ogmore Valley. The nearby Ogmore River and the surrounding hills provide opportunities for hiking and other recreational activities.

## ENTRANCE

Via composite front door with frosted glass to the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, laminate flooring, carpeted staircase with wooden handrail leading to the first floor. Doors leading to the lounge and reception 2.

## RECEPTION 2 (15' 9" x 10' 2") or (4.80m x 3.10m)

Emulsioned ceiling and walls, laminate flooring, PVCu window to the front of the property with fitted blinds, radiator and shelving to the alcoves.

## LOUNGE (16' 1" x 11' 2" max) or (4.90m x 3.40m max)

Emulsioned ceiling and walls, laminate flooring, spot lights, PVCu window to the front of the property with fitted blinds and radiator. Door leading to the kitchen/diner.

## KITCHEN/DINER (23' 7" x 8' 10") or (7.20m x 2.70m)

Open plan kitchen/diner finished with emulsioned ceiling and walls, spot lights, two radiators, porcelain tiled flooring, PVCu double glazed door leading to the rear and door leading to under stairs storage. The kitchen is arranged with low level and wall mounted units in white gloss with complementary work surfaces housing a black one and half sink drainer with black mixer tap. Integrated fridge/freezer and dishwasher, space for washing machine and boiler housed within a kitchen unit. Four ring electric hob with stainless steel extractor and built in oven. PVCu window with fitted blinds to the rear and tiling to the splash back areas.

## LANDING

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, PVCu double glazed window to the rear with fitted blinds and electric socket. Doors leading to three bedrooms and bathroom.

## BEDROOM 1 (15' 9" max x 9' 10") or (4.80m max x 3.00m)

Emulsioned ceiling, emulsioned walls with one feature brick effect papered wall, fitted carpet, PVCu window with fitted blinds to the front and radiator.

## BEDROOM 2 (7' 10" x 12' 2") or (2.40m x 3.70m)

Emulsioned ceiling and walls, fitted carpet, PVCu window to the front of the property with fitted blinds, radiator and fitted carpet. Recess for storage.



### **BEDROOM 3 (6' 11" x 7' 7") or (2.10m x 2.30m)**

Emulsioned ceiling, attic access, emulsioned walls, fitted carpet, radiator and PVCu window to the rear of the property with fitted blinds.

### **BATHROOM (8' 10" x 7' 10") or (2.70m x 2.40m)**


Emulsioned ceiling, aqua panels to the walls and frosted PVCu double glazed window to the side of the property. Vanity unit housing the porcelain wash hand basin with stainless steel mixer tap, low level w.c. and p shaped bath with glass and chrome shower screen, mixer tap and overhead electric shower. Chrome towel rail, LVT flooring in tile effect and chrome extractor fan.

### **OUTSIDE**

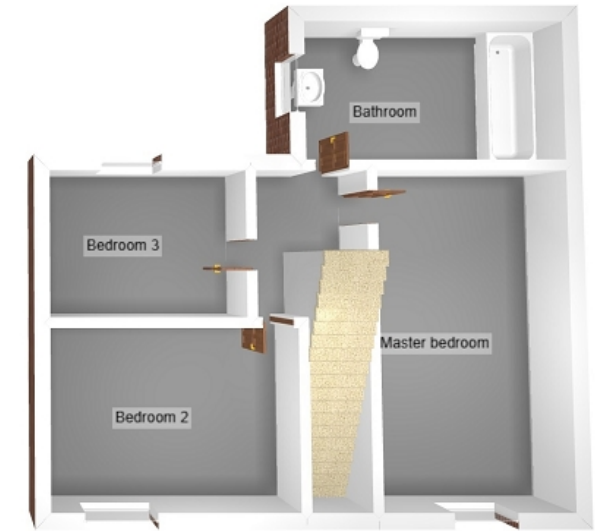
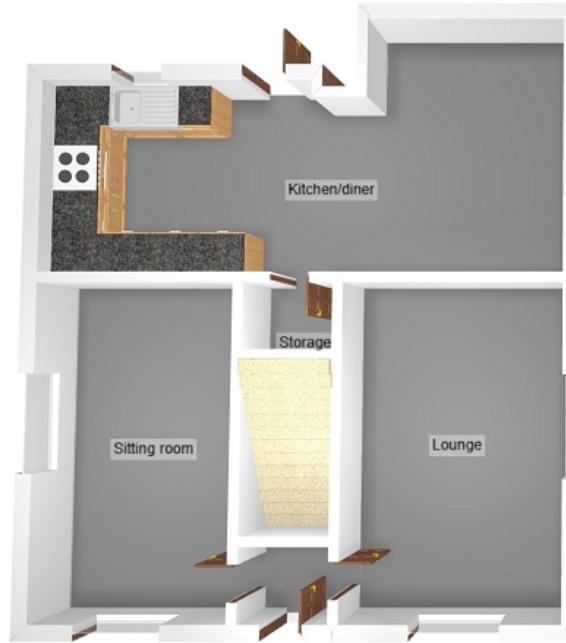
Steps leading to a private tiered rear garden laid to lawn with patio area ideal for seating with lovely hillside and farmland views.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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