



## Vale View Terrace, £140,000

- Three Bedrooms
- Two Reception Rooms
- Approximately 8 miles to the M4 at junction 36.
- Convenient for local amenities and bus link.
- Perfect First Time Purchase
- Mid-Terraced
- EPC Rating: D



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## About the property

New to the market is this well presented three bedroom mid-terraced property, situated in the village of Nantymoel, highly convenient for village amenities, Celtic Trail Cycle Track, hill walking, local school and bus link. Approximately 8 miles from the M4 at Junction 36. 28 miles to Cardiff City centre, 10 miles to Bridgend Town centre and Intercity rail link to Paddington. 28 miles to Cardiff International Airport. 14 miles from the Heritage Coastline at Ogmore By Sea.

The property comprises lounge, kitchen, dining room and ground floor cloakroom. To the first floor, 3 bedrooms and family bathroom. The property benefits from an enclosed rear garden, gas central heating and uPVC double glazing.

Viewings are highly recommended, to arrange a viewing please contact us on 01656 657201.



## Accommodation

### Entrance

**Reception Room** - 15' 7" x 9' 5" ( 4.75m x 2.87m)

**Reception Room** - 15' 8" x 10' 3" ( 4.78m x 3.12m )

**Kitchen** - 23' 6" x 10' 2" ( 7.16m x 3.10m )

**Bedroom One** - 15' 8" x 10' 1" ( 4.78m x 3.07m )

**Bedroom Two** - 10' 7" x 7' 8" ( 3.23m x 2.34m )

**Bedroom Three** - 7' 6" x 7' ( 2.29m x 2.13m )

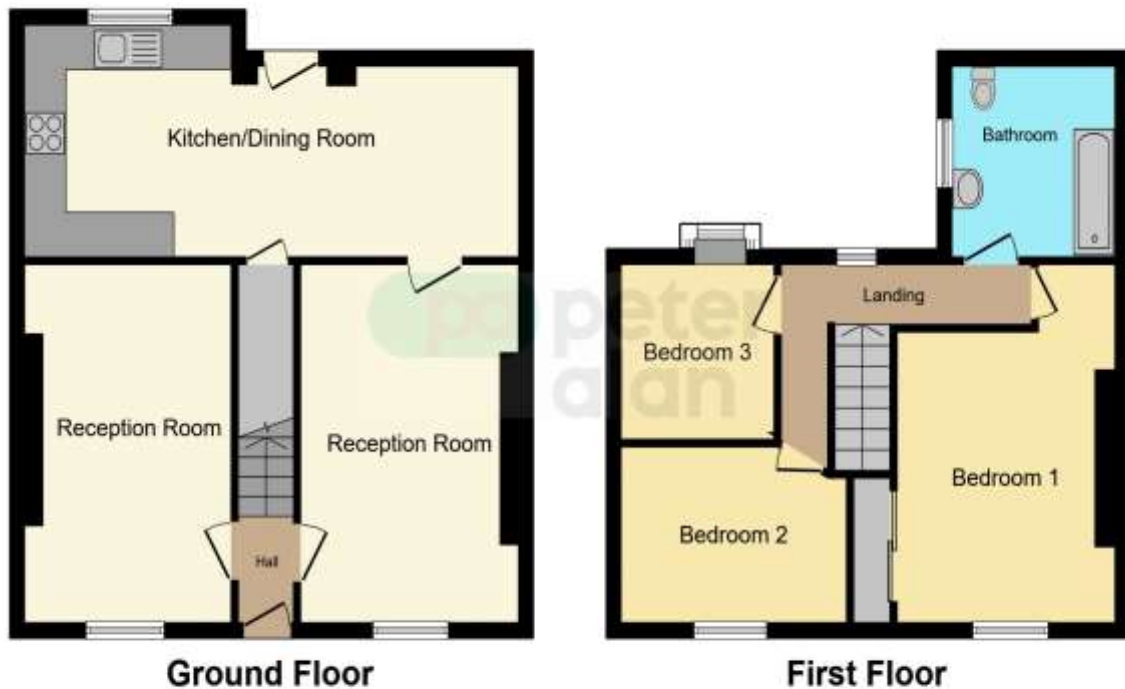
**Bathroom** - 7' 7" x 7' 2" ( 2.31m x 2.18m )

### Outside

01656 657201

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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