



## Vale View Terrace, £120,000

- 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



 3  1  2



## About the property

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 )

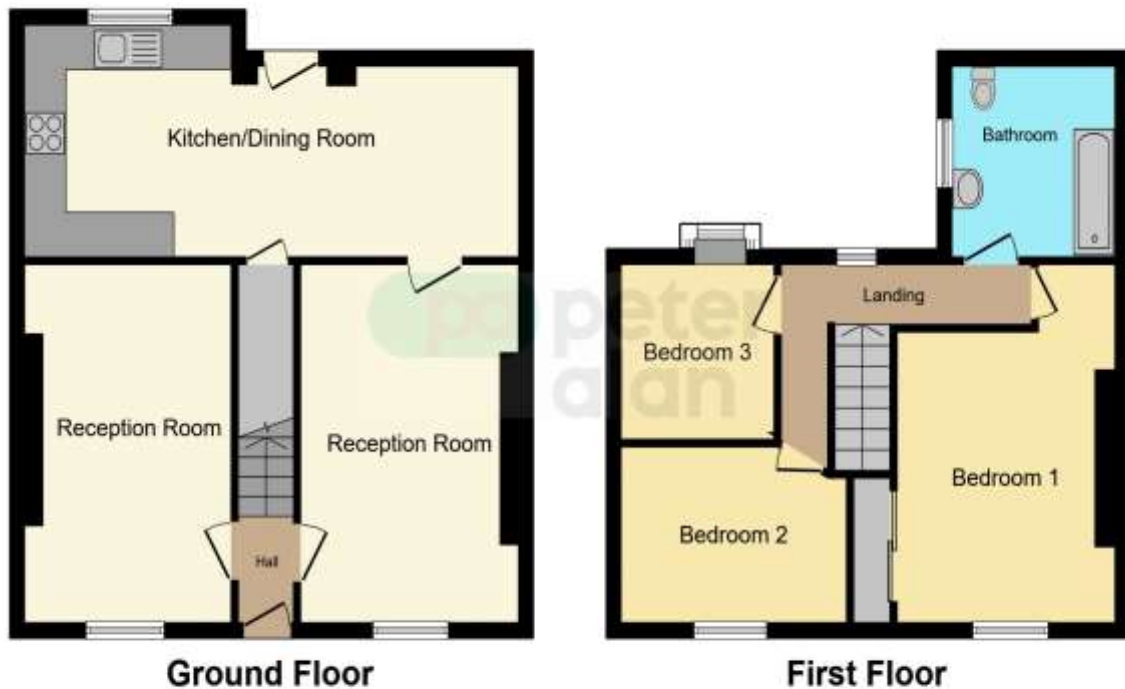
**Bathroom** - 7' 7" x 7' 2" ( 2.31m x 2.18m )

### 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

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