



8 Gwendoline Street, Nantymoel

£130,000 Freehold

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DanielMatthew
ESTATE AGENTS



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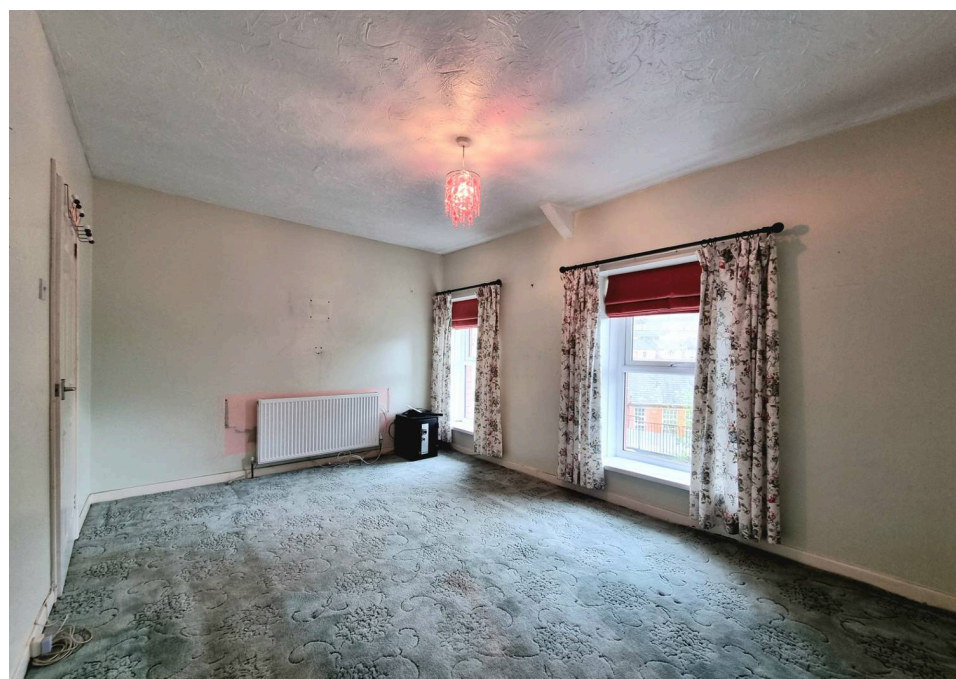
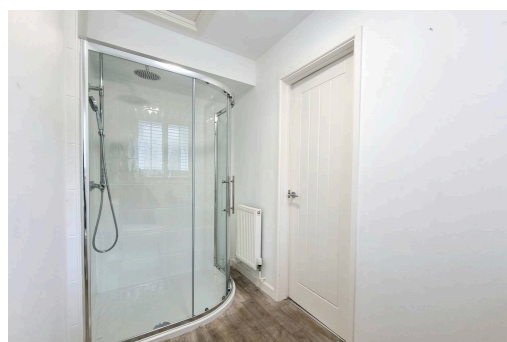


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Hallway

The property is entered via a modern composite and glazed panel door into the entrance hallway, featuring an ornate tile effect patterned vinyl floor. The hallway gives access to the fixed staircase rising to the first floor accommodation and a doorway off the hallway leads into the lounge.

Lounge

22' 8" x 11' 1" (6.92m x 3.39m)

The impressive sized lounge is a bright and airy space featuring a bay window to the front fitted with UPVC double glazed windows and a full glazed UPVC double glazed pedestrian door to the rear. The room benefits from laminate wood flooring throughout, a feature electric stove effect fire, set on a slate effect hearth with stone effect surround, an exposed opening within the chimney breast, allowing for a real fireplace or stove to be installed and has access to a generous understairs storage cupboard.



Kitchen

12' 8" x 10' 0" (3.85m x 3.05m)

The modernised kitchen has been fitted with a matching range of contemporary base, wall and larder style gloss units, with a complimenting wood effect laminated worksurface. It offers an integrated electric oven with a four burner gas hob, coloured contrasting splashback tiling, a composite sink unit positioned below a UPVC double glazed window, dressed with an ornate roman shutter blind and offers space for a washing machine and fridge/freezer.

Dining area

8' 8" x 5' 3" (2.64m x 1.59m)

Extending off the kitchen, the dining area features two UPVC double glazed windows, each dressed with an ornate roman shutter blind, has a continuation of the same carpet fitted flooring as the kitchen and has a



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Ground floor shower room

9' 1" x 4' 4" (2.76m x 1.33m)

The recently appointed ground floor shower room has been fitted with a white three piece suite comprising; large corner shower cubicle with a curved glazed shower enclosure, a wall mounted wash hand basin and a low level WC. The room benefits from its own natural light and ventilation, provided by a UPVC double glazed window to the rear, dressed with an ornate roman shutter blind.

Landing

To the first floor the landing area gives access to all three bedrooms and the shared first floor shower room

Bedroom One

10' 2" x 14' 2" (3.11m x 4.31m)

This spacious double bedroom benefits from two UPVC double glazed windows to the front, offering the opportunity to sub divided the space if required and has fitted carpet flooring.

Bedroom Two

9' 7" x 8' 11" (2.91m x 2.73m)

A second spacious double bedroom featuring fitted carpet flooring and a UPVC double glazed window to the rear.

Bedroom Three

7' 7" x 9' 7" (2.31m x 2.91m)

A generous sized single bedroom featuring fitted carpet flooring and a UPVC double glazed window to the side. The room further provides access to the airing storage cupboard, currently housing the modern gas combination boiler.



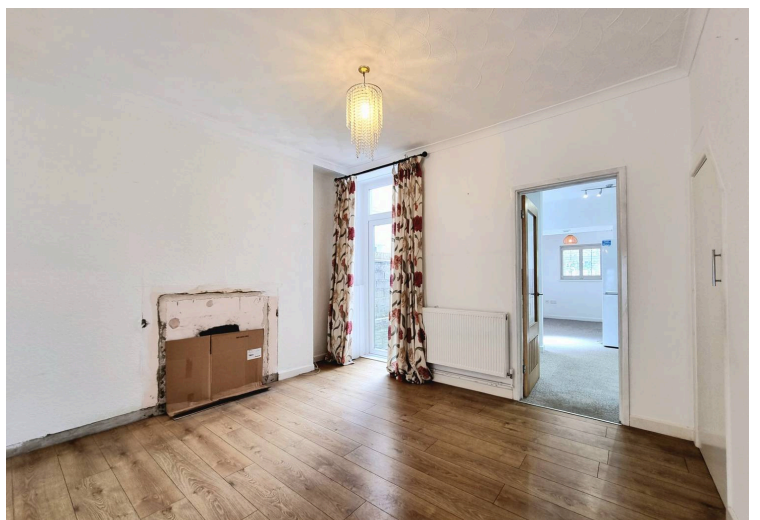
Front Garden

The front courtyard garden is accessed via a half height wrought iron gate. The courtyard is laid mainly to paved patio and is enclosed from the road side by a small brick wall and wrought iron railings.

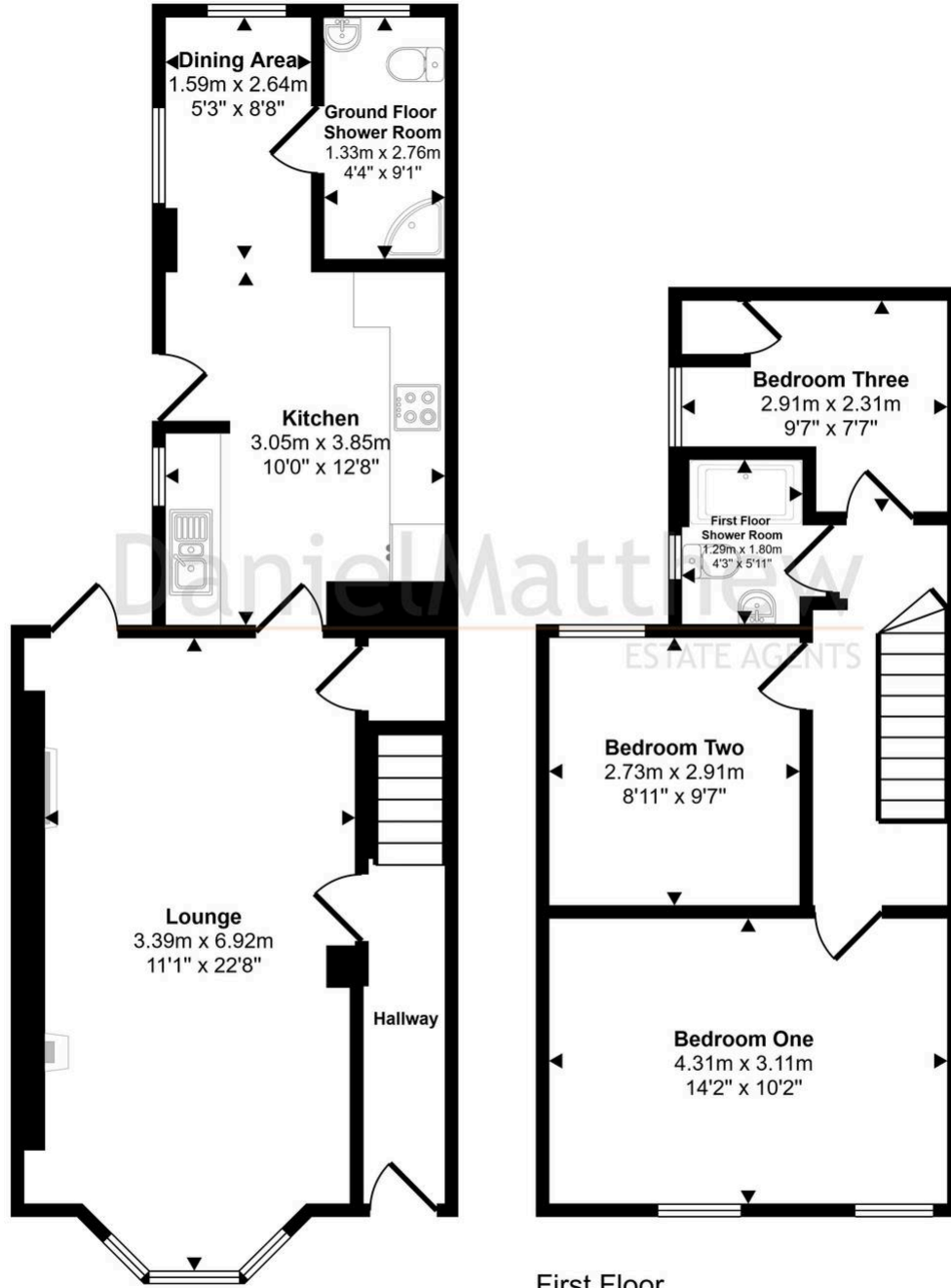
Rear Garden

The immaculate and private enclosed rear garden features a concrete pathway leading from the rear door to a slightly tiered and levelled artificial lawned area. The lawned area features a half height picket fence, enclosing the area to one side. The pathway continues to the rear boundary wall where a tall wooden pedestrian gate allows useful access into the rear lane behind.





Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft

First Floor
Approx 38 sq m / 407 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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