



## Oakfield Terrace

Nantymoel, CF32 7SR

£110,000



For sale is this neutrally decorated, terraced house. This property presents an excellent opportunity for first-time buyers or investors, offering a well-proportioned layout that includes three bedrooms, one reception room, a kitchen, and a bathroom.

The reception room is spacious, providing an ideal space for relaxation or entertaining. The kitchen, while compact, is functional and well-equipped, ready to cater to your culinary needs. The three bedrooms are generously sized, each providing ample space for furniture arrangements to suit personal preferences. The bathroom is well-fitted and maintained, offering essential facilities in a clean and comfortable setting.

Located amidst green spaces, walking routes, and cycling routes, the property is ideally placed for those who enjoy an active lifestyle or simply appreciate the tranquility of nature. This location offers a peaceful and idyllic setting, while still being conveniently close to amenities.

Whether you're a first-time buyer looking to step onto the property ladder, or an investor seeking a reliable addition to your portfolio, this property is well-worth considering. Its neutral decoration offers a blank canvas on which you can imprint your own style to create a home that truly reflects your tastes.



## General

Ogmore Vale is a picturesque village situated in the heart of Bridgend, Wales. Offering a tranquil and idyllic setting, it is the perfect location for those seeking a peaceful and close-knit community to call home.

One of the main benefits of living in Ogmore Vale is its excellent transport links. The village is well-connected to surrounding areas through regular bus services and easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. The nearby Bridgend train station also provides convenient rail connections to Cardiff, Swansea, and beyond.

Local amenities in Ogmore Vale cater to residents' everyday needs, with a range of shops, cafes, and supermarkets within easy reach. The village also boasts a community center, leisure facilities, and a library, providing plenty of opportunities for residents to socialize and stay active.

Nature enthusiasts will appreciate the beauty spots surrounding Ogmore Vale, including the stunning Ogmore Valley Trail and the nearby Ogmore River. With breathtaking views of the Welsh countryside, residents can enjoy peaceful walks, picnics, and outdoor activities in the area.

For families with children, there are several schools in and around Ogmore Vale, providing a range of educational options for students of all ages. The village is also within close proximity to Bridgend College, offering further education opportunities for young adults.

Lounge Dining 20'1" x 12'00" (at widest) (6.12m x 3.66m (at widest))

Kitchen 9'7" x 8'8" (at widest) (2.92m x 2.64m (at widest))

Bathroom 7'0" x 5'1" (2.13m x 1.55m)

Bedroom 1 12'00" x 8'10" (3.66m x 2.69m)

Bedroom 2 11'9" x 8'7" (3.58m x 2.62m )

Bedroom 3 9'0" x 7'0" (2.74m x 2.13m)

## Gardens

Elevated front garden with steps, rear sloped garden with garage with power and electric door, rear lane access.

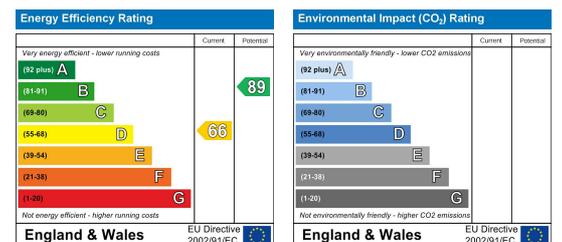
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG

Tel: 01656 856118 Email: [bridgend@hunters.com](mailto:bridgend@hunters.com) <https://www.hunters.com>