

6 Brookland Terrace, Nantymoel

Bridgend

£175,000







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Nantymoel, Bridgend

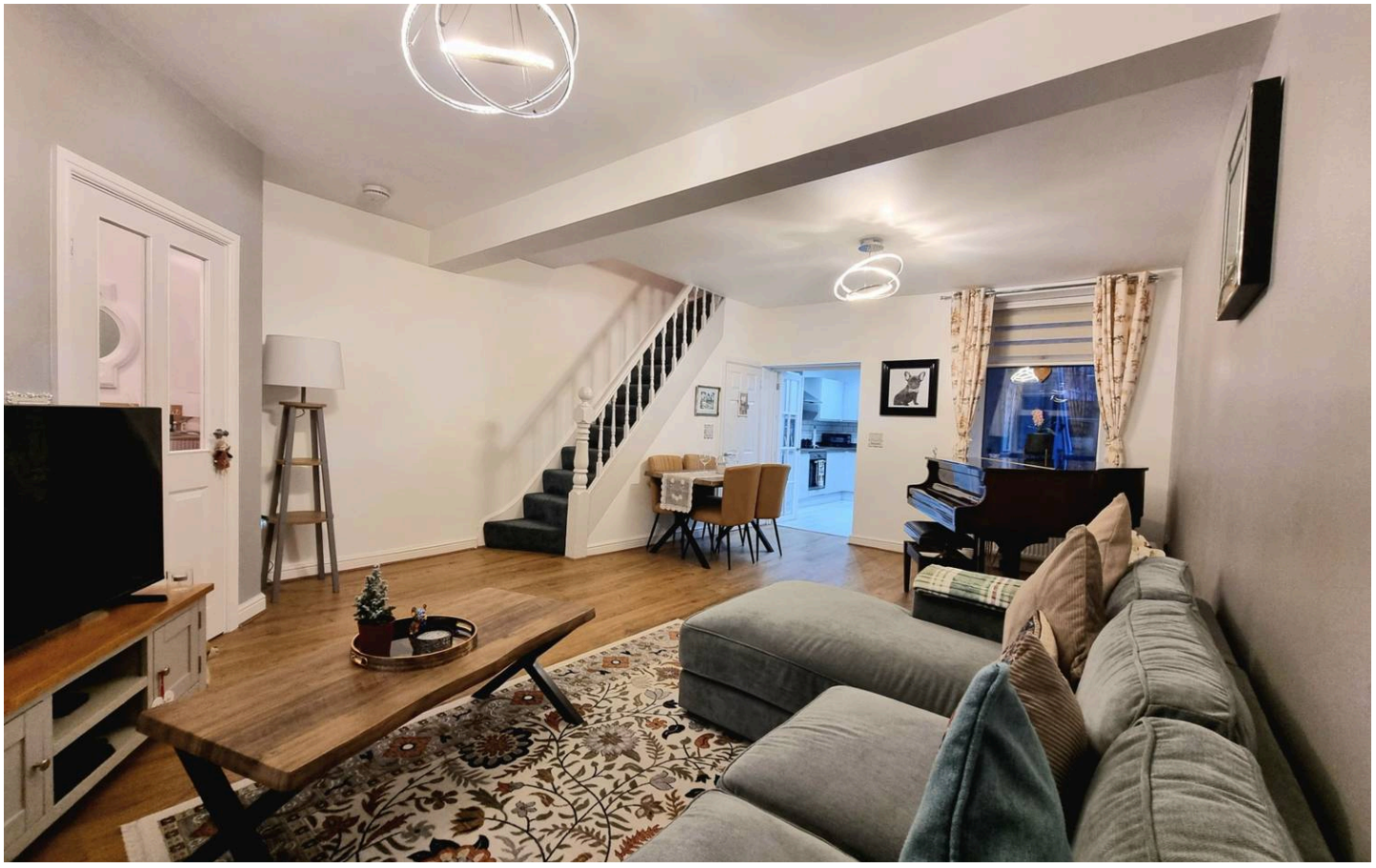
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An immaculately presented mid terrace family home
- Fully refurbished throughout
- Stylish decor and charming character
- Impressive open plan lounge/diner
- Contemporary fitted kitchen and bespoke fitted bathroom
- Three generous double bedrooms to the first floor
- Useful first floor cloakroom
- Beautiful enclosed landscaped rear garden with outhouse and rear lane access
- Positioned within easy walking distance to an abundance of village amenities, playing fields and primary school
- Less than fifteen minute commute to Jct 36 of the M4







Hall

The property is entered via a modern composite and glazed panel door into a quaint and stylish entrance hall, laid to patterned ceramic tiling and complimented by half height wall panelling. An internal door to the side gives access to the lounge/diner.

Lounge/Diner

20' 2" x 10' 0" (6.14m x 3.04m)

The impressive open plan lounge/diner offers a spacious area to unwind or entertain. The room benefits from newly laid laminate wood flooring, UPVC double glazed windows to both the front and rear and offers access to a generous understairs storage cupboard. To the rear of the room, wooden and glazed panel internal double doors give access through to the kitchen.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

The bright and airy kitchen boasts a generous amount of contemporary fitted base, larder and wall mounted units, complimented by wood grain laminated worktops. It features an integrated electric oven with a four burner electric hob and contemporary extractor hood over, half height tiling to the majority of walls, provides space for free standing fridge/freezer and washing machine and offers a stainless steel sink unit positioned below a UPVC double glazed window. The room further benefits from recently laid laminate wood flooring that extends through into the rear hallway.

Bathroom

7' 9" x 6' 9" (2.35m x 2.06m)

The recently upgraded ground floor bathroom offers a stylish three piece comprising; panel bath with over bath gold effect rainfall shower and panelled shower screen, a low level WC and a vanity wash hand basin with drawer storage below. The room benefits from full height tiling surrounding the bath area, a wall mounted heated towel rail, ceramic tiled flooring and a UPVC obscure glazed window to the rear.

Landing

The staircase and landing benefits from fitted carpet flooring. The landing provides access to all three double bedrooms and a useful first floor cloakroom.

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Bedroom One
11' 1" x 15' 2" (3.37m x 4.63m)
The incredibly spacious front double bedroom benefits from fitted carpet flooring, a useful recessed alcove space along one wall, ideal for positioning free standing wardrobe furniture and two UPVC double glazed windows to the front.

Bedroom Two
11' 8" x 9' 1" (3.55m x 2.77m)
The second large double bedroom is located to the rear of the property. The room benefits from fitted carpet flooring and a side UPVC double glazed window.

Bedroom Three
8' 11" x 9' 10" (2.72m x 3.00m)
The third comfortable double bedroom features fitted carpet flooring and a UPVC double glazed window to the rear enjoying rural hillside views.

WC
Off the first floor landing is a useful cloakroom fitted with a white low level WC with built in wash hand basin.

Rear Garden

The beautifully landscaped enclosed rear garden offers a low maintenance space to enjoy all year round. Laid to mainly artificial grass, the garden remains consistently green and mud free throughout the year. There is access to a useful outhouse, benefitting from power supply and currently housing additional white goods. There is a level paved patio area to the rear and a pathway leading to a tall composite rear gate and the garden further features external power sockets.

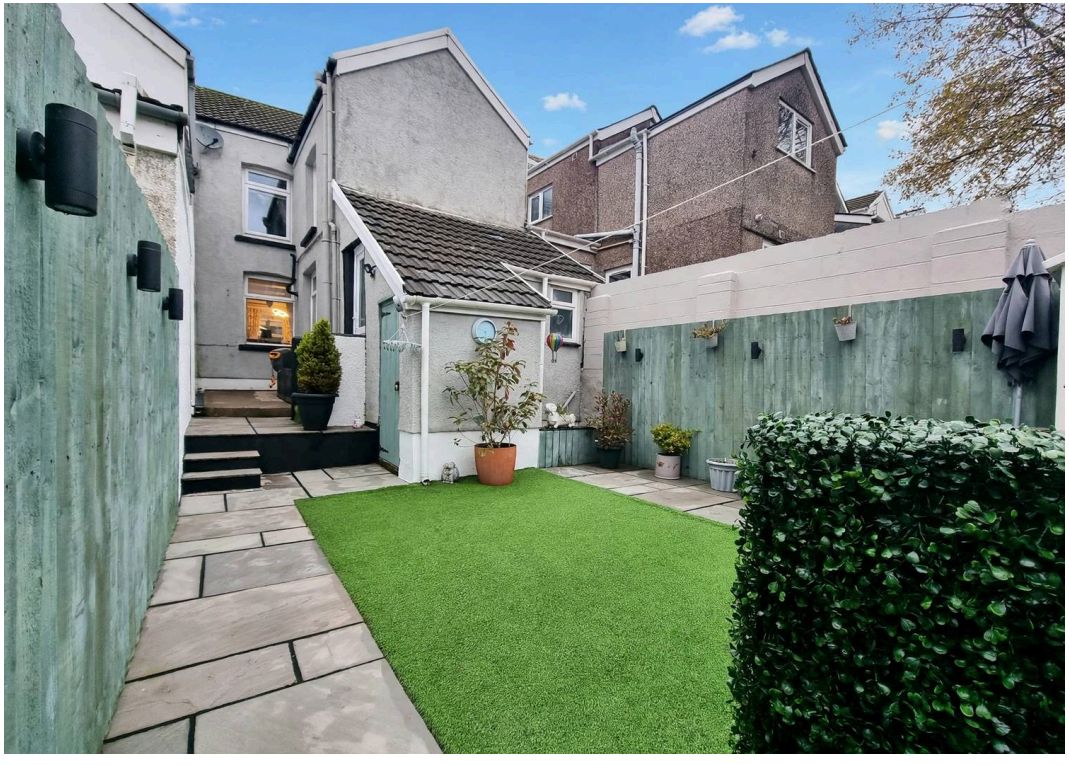
The property is positioned on a wide street without parking restrictions. There is a pedestrian gate at the rear of the garden giving access to a wide rear lane and play area, offering potential for parking to be created on the boundary.



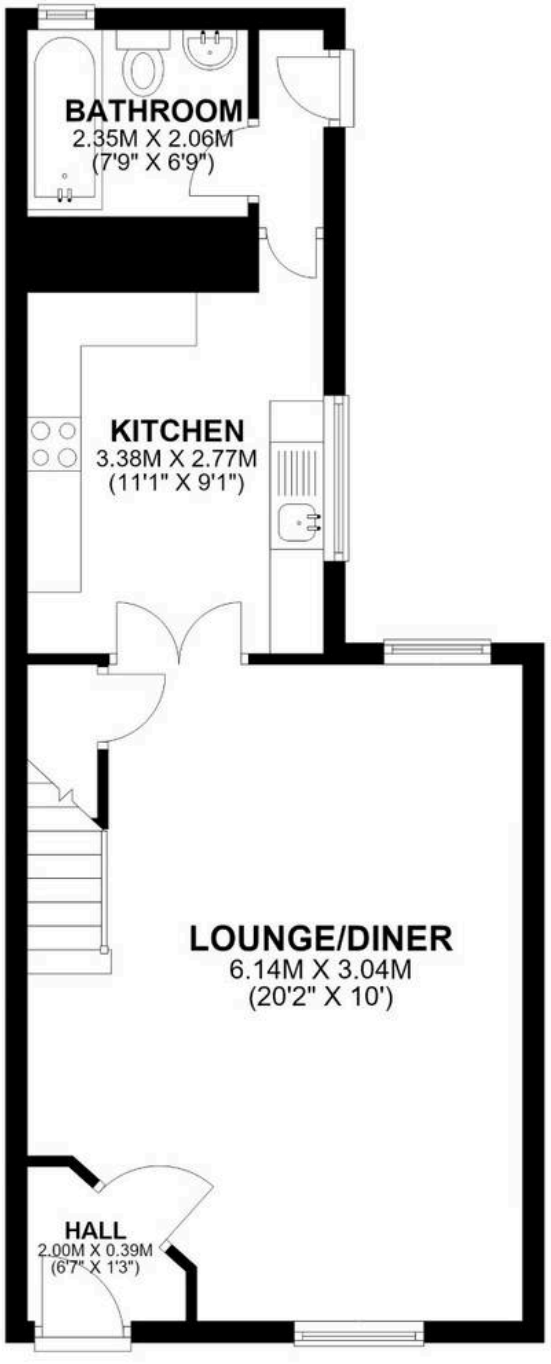



Water Dispenser





GROUND FLOOR



FIRST FLOOR





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