



## Waun Fach Terrace

Nantymoel, CF32 7PR

£140,000



This two-bedroom terraced house (previously a three) is for sale in Nantymoel, near Bridgend. Neutrally decorated throughout, it offers two reception rooms, one kitchen and one bathroom, providing a practical layout suitable for everyday living. The property also benefits from a garden, offering outdoor space for relaxation or recreation. It falls within Council Tax band B.

The house is positioned within reach of local amenities in Nantymoel, including convenience shops and services along the valley. Nearby schools serve the local community, making the location appropriate for households looking to be close to education facilities. The surrounding Ogmore Valley provides access to green spaces, walking routes and cycling routes, with nearby parks and open countryside offering opportunities for outdoor activities.

Public transport links are available via local bus services connecting Nantymoel with Bridgend and neighbouring valley communities. From Bridgend, rail services run towards Cardiff, Swansea and further afield, with journey times to Cardiff Central typically around 25–35 minutes. Road links provide access to the A4061 and onward routes to the M4 corridor.

The property may be of particular interest to first-time buyers seeking a three-bedroom terraced house with a garden in a village setting with access to local amenities and outdoor spaces.



## Hallway

Lounge 11'2" x 8'2" (3.40m x 2.49m)

Dining 12'00" x 11'7" (3.66m x 3.53m )

Kitchen 10'2" x 9'8" (at widest) (3.10m x 2.95m (at widest))

Bathroom 7'5" x 5'0" (2.26m x 1.52m )

## Landing

Bedroom 1 13'10" x 9'3" (4.22m x 2.82m)

Bedroom 2 11'0" x 8'4" (3.35m x 2.54m)

## Gardens

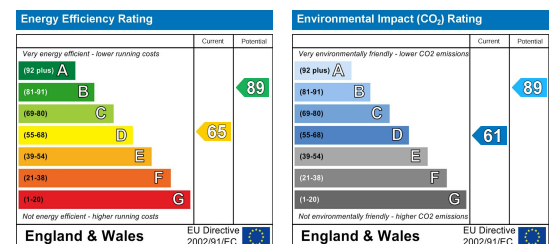
## Area Map



## 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.

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