

HUNTERS®

HERE TO GET *you* THERE

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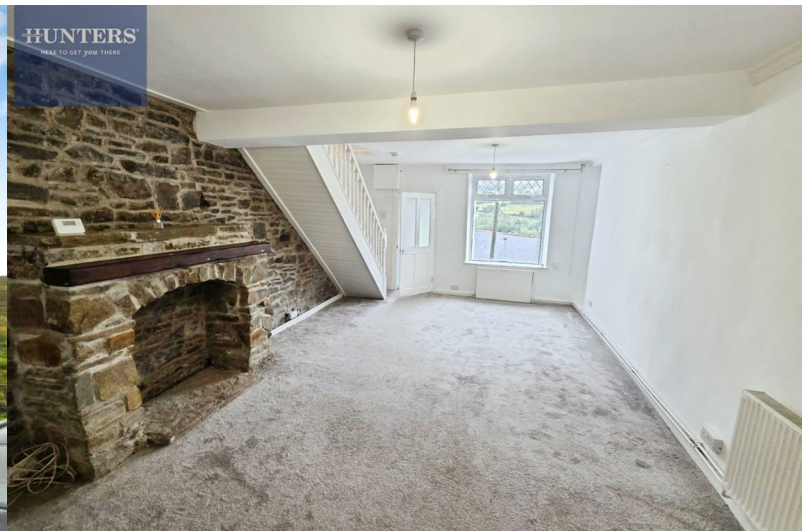
John Street

Nantymoel, CF32 7SU

£110,000



Council Tax: A



92 John Street

Nantymoel, CF32 7SU

£110,000



PORCH

6'8" x 6'3" (2.03m x 1.91m)

with tiled floors, skimmed walls and wood clad ceilings which are coved, front door and window, central light fitting, radiator, wood door with glazed panel into lounge:

LOUNGE / DINING

21'10" x 14'1" (6.65m x 4.29m)

With carpets, skimmed walls one feature wall stone and fireplace & textured ceilings coved, window to front, two radiator, two central light fittings, stairs to first floor, door at rear to kitchen.

KITCHEN

14'1" x 7'0" (4.29m x 2.13m)

Tile effect Laminate flooring, skimmed walls and textured ceilings, central lights, beech fitted kitchen with mixture of wall units and bases granite style effect worktops and tiled splash back, sink and drainer, gas hob, electric oven and hood, window and door to rear garden, wall mounted combi boiler.

LANDING

with carpets, skimmed walls and skimmed ceilings, central light fitting, attic access, large built in wardrobes, panel doors to:

BEDROOM 1

14'0" x 11'5" (4.27m x 3.48m)

Measured to widest, found at front with carpets, skimmed walls and textured ceilings, central light fitting, two windows to front, radiator.

BEDROOM 2

14'1" x 7'0" (4.29m x 2.13m)

Found at rear with carpets, skimmed walls and

textured ceilings, two windows to rear views, radiator, central light fitting.

BATHROOM

6'8" x 6'2" (2.03m x 1.88m)

family bathroom, tiled floors and walls, textured ceilings coved, central lighting, 3 piece white suite, wc and sink, bath with thermostatic shower and glass screen, radiator, frosted window to rear

GARDEN

Rear garden with patio area then additional area on a slope which is currently overgrown.

There is a side garden with elevated lawns and patio / chipped area with views across the valley which is rented privately (currently £100 per annum).



Road Map



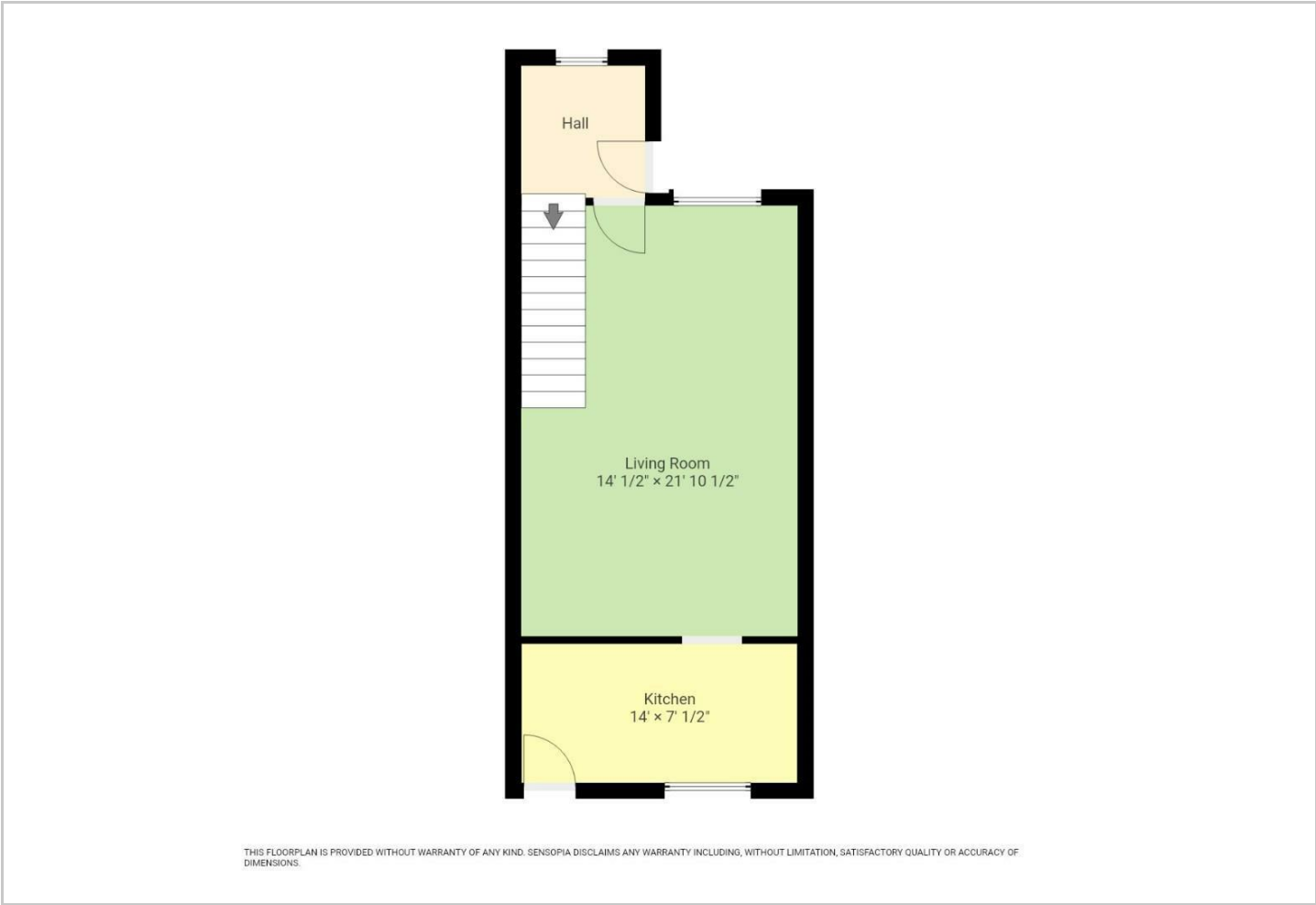
Hybrid Map



Terrain Map



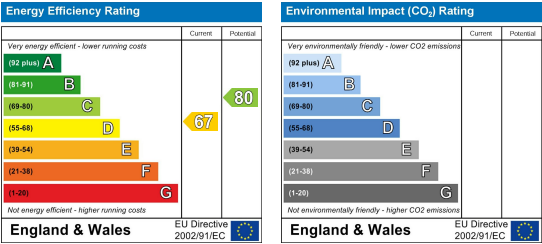
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

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.