

Payton
Jewell
Caines



Parc House Ogwy Street, Nantymoel,
Bridgend County. CF32 7SA

£149,950

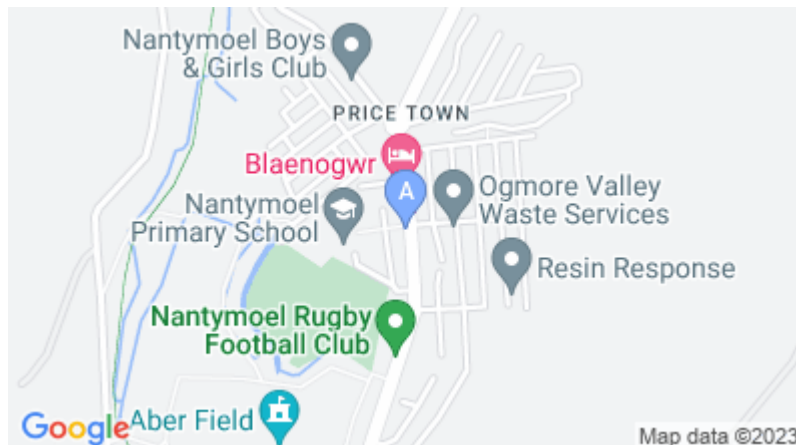


Parc House Ogwy Street, Nantymoel, Bridgend County. CF32 7SA

IDEAL INVESTMENT OR FIRST TIME PURCHASE. Three bed detached EXTENDED house comprising to the ground floor entrance hall, TWO RECEPTION ROOMS, kitchen and utility. To the first floor there are three bedrooms and sizeable family bathroom. Available for sale with no onward chain.

£149,950 - Freehold

- Three bedroom detached house
- Two reception rooms
- First floor bathroom
- Kitchen with utility room
- EPC - D / Council tax -
- Viewing recommended



DESCRIPTION

We are pleased to offer for sale this well presented three bedroom detached extended house situated within the village location of Nantymoel and is well served with local shops and is within approximately 8 miles drive from Bridgend town centre.

ENTRANCE

Via PVCu door with frosted glass panel through to the entrance hall.

ENTRANCE HALL

Stippled ceiling, skimmed and emulsioned walls, fitted carpet and staircase leading to the first floor.

RECEPTION ROOM 2 (13' 11" x 10' 2") or (4.24m x 3.11m)

Stippled ceiling with centre ceiling light, skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed windows overlooking the side and front of the property.

RECEPTION ROOM 1 (14' 2" x 11' 0") or (4.32m x 3.36m)

Measurements extend to 3.70m. Stippled ceiling with ceiling light, skimmed and emulsioned walls, two radiators and dual aspect PVCu double glazed windows to the front and rear of the property. Feature papered wall and fitted carpet. Doorway leading through to the kitchen.

KITCHEN (11' 3" x 9' 4") or (3.42m x 2.85m)

Stippled ceiling with attachment for ceiling light and smoke detector, part papered walls in brick effect, tiling to splash back areas and exposed stone wall with feature log burner. The kitchen comprises a range of wall and base units in high gloss dove grey with coordinating laminate work surfaces housing an inset stainless steel sink with drainer and mixer tap. Integrated gas hob and oven, radiator, PVCu double glazed window to the side of the property and PVCu stable door leading to the rear garden. Under stairs storage, space and plumbing for automatic washing machine and tiled flooring. Doorway leading through to the utility room.

UTILITY ROOM (7' 6" x 3' 6") or (2.29m x 1.07m)

Skimmed and emulsioned ceiling, wall light, papered walls in brick effect and tiling to splash back areas. Space for fridge and freezer.

LANDING

Via stairs with fitted carpet. Skimmed and emulsioned ceiling with ceiling light and access to the loft, skimmed and emulsioned walls, radiator and fitted carpet. Fitted airing cupboard housing a Glo Worm gas fired combination boiler.

BEDROOM 1 (14' 2" x 10' 0") or (4.33m x 3.06m)

Skimmed and emulsioned ceiling with fixture for ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed tilt n turn window to the front of the property with views over the surrounding mountains and fitted carpet.



BEDROOM 2 (13' 11" x 10' 2") or (4.25m x 3.09m)

Measurements narrow to 2.36. Papered ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu tilt n turn double glazed window overlooking the front of the property with views over the surrounding mountains.

BEDROOM 3 (8' 5" x 8' 0") or (2.57m x 2.44m)

Papered ceiling with fixture for ceiling light, skimmed and emulsioned walls with one feature papered wall, radiator, exposed floorboards and PVCu tilt n turn double glazed window overlooking the front of the property.

BATHROOM (9' 5" x 8' 5") or (2.86m x 2.56m)

Skimmed and emulsioned ceiling with ceiling light, floor to ceiling tiled walls, extractor fan, radiator and PVCu frosted double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. pedestal wash hand basin and double edged panelled bath with walk in shower area with electric shower and non slip vinyl flooring.

OUTSIDE


To the rear of the property is a low maintenance forecourt which sweeps around to the side of the property with areas laid to stone chipping's and artificial turf.

NOTE

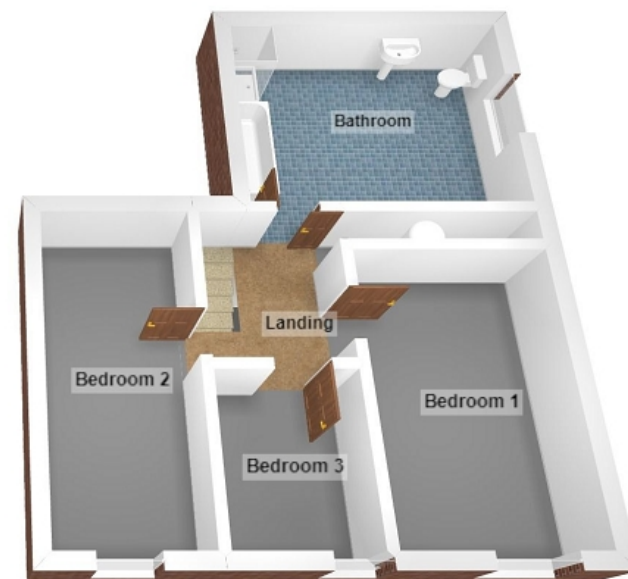
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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