

Payton
Jewell
Caines



Brynogwy Terrace, Nantymoel, Bridgend
County. CF32 7ST

£105,000

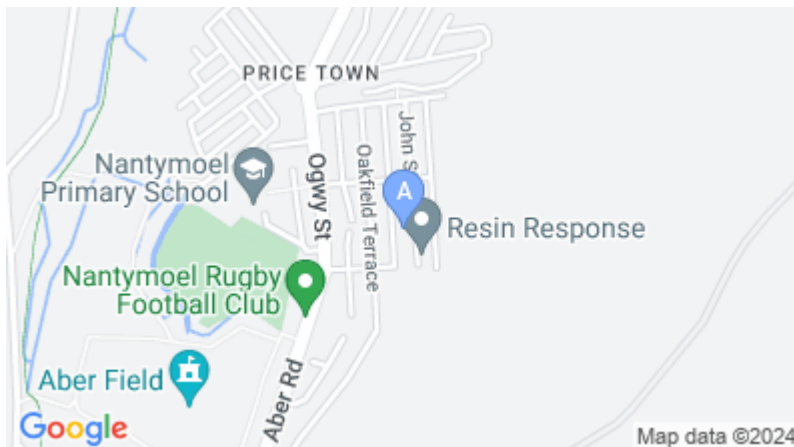
PJC PAYTON
JEWELL
CAINES

Brynogwy Terrace, Nantymoel, Bridgend County. CF32 7ST

Traditional mid terraced house comprising entrance hall, lounge, kitchen, utility and downstairs w.c. Two double bedrooms, family bathroom, enclosed front garden, rear courtyard, STUNNING VIEWS, valley location. Ideal first time or investment purchase.

£105,000 - Freehold

- Traditional mid terrace house
- Two double bedrooms
- Recently fitted modern kitchen and bathroom
- Feature wood burning stove in the lounge
- Stunning views to the front, EPC -/ Council tax - A
- Ideal first time or investment purchase



DESCRIPTION

Introducing this well presented mid terrace house benefiting from superb views of the Ogmores Valley. The property has a modern fitted kitchen and bathroom as well as a feature wood burning stove to the living area. This is an ideal first time purchase.

Nantymoel is a village located in the Bridgend County Borough of Wales. It is situated in the Ogmores Valley, approximately 8 miles (13 km) northeast of Bridgend town. Nantymoel is surrounded by scenic countryside, and outdoor enthusiasts can explore the natural beauty of the Ogmores Valley. The nearby Ogmores River and the surrounding hills provide opportunities for hiking and other recreational activities.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsified ceiling and walls, skirting, vinyl tiled flooring, doorway through to the lounge.

LOUNGE (14' 6" x 11' 6") or (4.43m x 3.50m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsified ceiling with central light pendant, emulsified walls with wall lights, skirting and wood effect flooring. Feature fireplace housing a recessed wood burner with a slate hearth, shelves in both alcoves to remain and additional wall mounted cupboard space.

KITCHEN/DINER (13' 9" x 8' 10") or (4.19m x 2.69m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with emulsified ceiling with recessed LED spot lights and central pendant, emulsified walls and a continuation of the laminate flooring. A range of low level and wall mounted handle free, white high gloss units with a complementary roll top work surface and matching up stand. Inset one and half basin sink with mixer tap and drainer. Integrated electric oven with electric hob and overhead extractor hood and mirrored splash back. There is a free standing central island providing storage and seating which can also remain. Recess under the stairs with space for high level fridge/freezer and additional fitted storage. Doorway through to the rear hallway.

REAR PORCH/UTILITY AREA

Part glazed PVCu door leading out to the rear courtyard garden and finished with emulsified ceiling and walls, skirting and laminate flooring. Plumbed for automatic washing machine, roll top work surface and wall mounted shelving. Door leading into the w.c.

DOWNSTAIRS W.C. (9' 3" x 3' 2") or (2.83m x 0.96m)

Access to loft storage, emulsified ceiling and walls, wall mounted fuse box and laminate flooring. Two piece suite comprising wall mounted wash hand basin and w.c.

LANDING

Via stairs with fitted carpet. Access to loft storage, emulsified ceiling and walls, skirting and vinyl flooring.



BEDROOM 1 (13' 1" x 7' 2") or (3.99m x 2.19m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished emulsioned ceiling and walls, skirting and wood effect vinyl flooring. Fitted storage cupboard.

BEDROOM 2 (10' 10" x 7' 6") or (3.30m x 2.28m)

PVCu frosted glazed window to the front with fitted venetian blind, emulsioned ceiling and walls, skirting and wood effect vinyl flooring.

FAMILY BATHROOM (8' 9" x 6' 5") or (2.66m x 1.96m)

Recessed LED spot lights, emulsioned ceiling, full height ceramic tiles to the wall and to the floor, PVCu frosted glazed window to the front. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and p-shaped bath with chrome mixer tap, over bath plumbed shower with hand attachment and rainwater head and side glazed shower screen. Recessed shelving with feature lighting and modern wall mounted heated towel rail.

OUTSIDE

The rear garden is on two levels with steps leading up to rear lane access.


Enclosed front garden laid to patio and lawn with gated access off Brynogwy Terrace.

NOTE

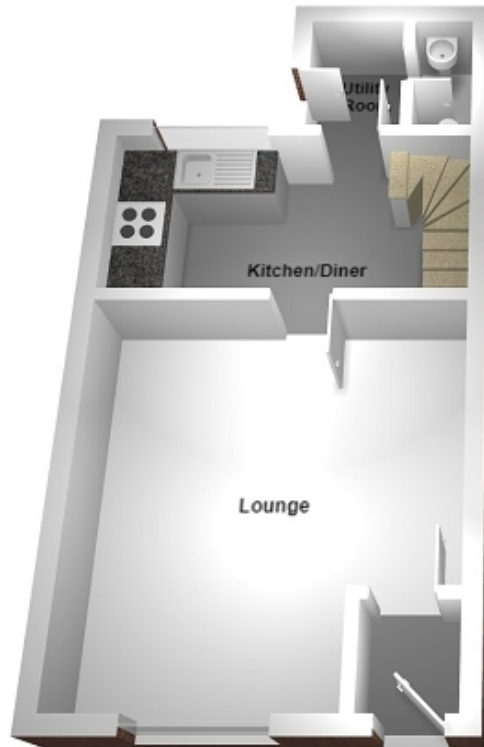
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(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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