

Payton
Jewell
Caines



Waun Goch Terrace, Nantymoel, Bridgend
County. CF32 7PS

£120,000

 PAYTON
JEWELL
CAINES

Waun Goch Terrace, Nantymoel, Bridgend County. CF32 7PS

Traditional three bedroom mid-terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen / breakfast room, bathroom, three double bedrooms and enclosed rear garden. SOLD WITH NO ONWARD CHAIN.

£120,000

- Traditional three bedroom mid terraced house
- Three good size double bedrooms
- Two reception rooms
- Modern fitted kitchen / breakfast room
- Quiet no through road, EPC - D / Council tax - B
- Close to local amenities including primary schools
- Sold with no onward chain / Ideal first time purchase



DESCRIPTION

Introducing this traditional three bedroom mid-terrace house benefiting from two reception rooms, kitchen / breakfast room and enclosed rear garden. Ideal first time purchase. Sold with on onward chain.

This property offers generous space for a growing family and is within walking distance of the local primary school. There is good access to parks, walks and scenic countryside.

Nantymoel is a village located in the Bridgend County Borough of Wales. It is situated in the Ogmore 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 Ogmore Valley. The nearby Ogmore River and the surrounding hills provide opportunities for hiking and other recreational activities.

ENTRANCE

Via frosted glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, fitted carpet, wall mounted circuit breaker and doorway through to reception room one.

RECEPTION ROOM 1 (11' 10" max x 11' 6" max) or (3.60m max x 3.50m max)

Overlooking the front via PVCu double glazed bay window and finished with central light pendant, emulsioned ceiling and walls, skirting and fitted carpet. Curtain pole to remain.

RECEPTION ROOM 2 (15' 7" x 11' 8") or (4.75m x 3.55m)

Overlooking the rear via PVCu double glazed window and finished with central light pendant, emulsioned ceiling and walls, skirting and fitted carpet. Stairs leading to the first floor and doorway through to the kitchen/ breakfast room.

KITCHEN/BREAKFAST ROOM (11' 10" x 10' 2") or (3.60m x 3.10m)

Overlooking the side of the property via PVCu double glazed windows and finished with central fluorescent strip light, emulsioned ceiling and walls, skirting and ceramic tiled flooring. The kitchen is arranged with low level and wall mounted units with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash backs. Inset one and half basin sink with mixer tap and drainer, integrated electric oven with electric hob and overhead extractor hood. Space for high level fridge/freezer, plumbing for automatic washing machine and space for breakfast table and chairs. Doorway through to the rear lobby.

REAR LOBBY

Part frosted glazed PVCu door leading to the rear garden, emulsioned ceiling, full height ceramic tiles to the walls, floor, radiator and doorway through to the bathroom.

BATHROOM

PVCu frosted glazed window to the rear, central light fitting, ceiling mounted extractor, radiator and full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower.



LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage, fitted storage cupboard and fitted carpet.

BEDROOM 1 (14' 11" x 10' 6") or (4.55m x 3.20m)

Overlooking the front via two PVCu double glazed windows and finished with central light pendant, emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 2 (12' 6" x 10' 2") or (3.80m x 3.10m)

Overlooking the side via PVCu double glazed window and finished with central light pendant, emulsioned ceiling and walls, skirting and fitted carpet. Wall mounted gas fired combination boiler.

BEDROOM 3 (9' 4" x 10' 2") or (2.85m x 3.10m)


Overlooking the rear via PVCu double glazed window and finished with central pendant, emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed rear garden with rear lane access laid to two tiers of patio and storage shed.

Paved forecourt to the front with gated access onto the pavement.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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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