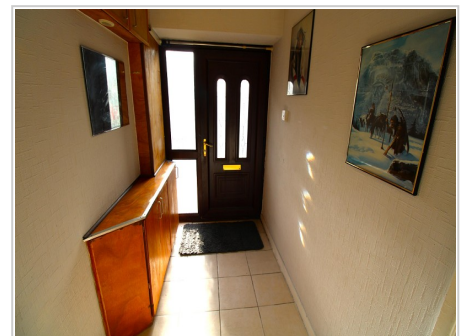


26 Commercial Street
Nantymoel
Bridgend
CF32 7RB

95,000



- A Three Bedroom Mid Terrace House
- Located in the Ogmore Valley
- Gas Central Heating & uPVC Double Glazing
- First Floor Shower Room
- Can Be Sold With a Sitting Tenant or Vacant Possession



Ref: PRA11861

Viewing Instructions: Strictly By Appointment Only

General Description

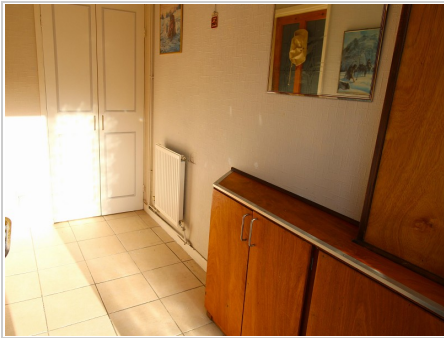
Gareth L Edwards Limited are pleased to offer this well apportioned 3 bedroomed mid terrace house located in the Village of Nantymoel in the Ogmore Valley. Located some 18 minutes' drive or 7.7 miles from Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet, the Village benefitS from local convenience stores and local cycle tracks.

With the benefit of uPVC double glazing, gas fired central heating and a range of floor coverings. The front of the property is on street with a tiered rear garden which could potentially offer off road parking.

The accommodation comprises of the following:- Ground Floor - Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room. First Floor - Master Bedroom plus Two Further Bedrooms, Landing & Generous Shower Room.

Accommodation

Ground Floor



Entrance Hall

Spacious entrance via uPVC double glazed front door, tiled floor, built in cupboards, double doors to under stairs storage, door leading to:-



Lounge Through Dining Room (21' 8" x 10' 7" x 13' 1") or (6.60m x 3.23m x 4.0m)

Dining Area - uPVC double glazed window to front, artex ceiling, laminate floor, radiator.

Lounge Area

uPVC double glazed window to rear, laminate floor, radiator, carpeted and balustrade staircase to first floor. Door leading into:-



Kitchen/Breakfast Room (11' 0" x 10' 11") or (3.36m x 3.32m)

uPVC double glazed window to rear and door to side, artex and coved ceiling, tiled floor, with a range of kitchen units incorporating one and a half bowl single drainer sink unit set in work surface area with tile splashback, range of floor cupboards with 3 drawer unit, wall cupboards either side of chrome extractor hood, 4 ring gas hob with chrome splashback plus under oven, space for fridge freezer plus space and plumbing for washing machine. Wall mounted gas combination gas central heating boiler. Breakfast bar with cupboards above.

First Floor

Bedroom 1 (11' 0" x 10' 0") or (3.36m x 3.04m)

uPVC double glazed window to rear, skimmed ceiling, laminate floor, radiator, double door built in wardrobe with locker cupboards over and built in desk.

Bedroom 2 (14' 3" x 7' 9") or (4.35m x 2.36m)

uPVC double glazed window to front, artex ceiling, laminate floor, radiator.

Bedroom 3 (8' 11" x 7' 9") or (2.71m x 2.36m)

uPVC double glazed window to front, artex ceiling, laminate floor, radiator.

Landing

Artex ceiling, balustrade to the stairwell, access into the loft, fitted carpet.



Shower Room (9' 1" x 4' 11") or (2.78m x 1.50m)

Skimmed ceiling, uPvc double glazed window to rear, recessed double shower accesses by sliding door with ceiling spot lights, panelling and electric shower. W.C. and pedestal wash hand basin, vinyl flooring and pvc panelled walls.

Outside

Front

On street

Rear

Stepped & Tiered rear garden with lower paved area, middle section and top section with potential to create off road parking.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.