

HUNTERS®

HERE TO GET *you* THERE



Dinam Street

Nantymoel, Bridgend, CF32 7PU

£115,000



Council Tax: A



12 Dinam Street

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General

Nantymoel is a picturesque village situated in the valleys of Bridgend. Offering a tranquil and idyllic setting, it is the perfect location for those seeking a peaceful and close-knit community to call home.

The village is well-connected to surrounding areas through regular bus services and easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. The nearby Bridgend train station also provides convenient rail connections to Cardiff, Swansea, and beyond.

Local amenities in Nantymoel cater to residents' everyday needs, with a range of shops, cafes, and supermarkets within easy reach. The village also boasts a community centre, leisure facilities, and a library, providing plenty of opportunities for residents to socialize and stay active.

Nature enthusiasts will appreciate the beauty spots surrounding Nantymoel, including the stunning Ogmere Valley Trail and the nearby Ogmere River. With breath taking views of the Welsh countryside, residents can enjoy peaceful walks, picnics, and outdoor activities in the area.

For families with children, there are several schools in and around Nantymoel, providing a range of educational options for students of all ages

Porch

entered through a front door, with tiled flooring, skimmed and ceiling with central lighting, doors to both reception rooms.

Lounge

15'2" x 11'0" (4.62m x 3.35m)
with laminate flooring, skimmed walls and ceiling which are coved with central lighting, window to front , radiator, open arch to dining.

Kitchen Dining

19'00" x 7'10" (5.79m x 2.39m)
with tiled flooring, skimmed walls and ceiling which is coved with spot lighting and fan lighting, window and French doors to rear, a selection of base and wall units in navy shaker style with oak effect worktops, gas hob with electric oven, wall mounted boiler.

Reception

15'1" x 8'4" (4.60m x 2.54m)
with laminate flooring, skimmed walls and ceiling which is coved with central lighting, window to front , radiator, stairs to first floor with under stair storage, wood fire surround.

Landing

with carpets, papered walls and and skimmed ceilings with central lighting, doors to:

Bedroom 1

12'3" x 7'5" (3.73m x 2.26m)
with carpets, skimmed walls and ceiling with central lighting, window to front, radiator.

Bedroom 2

7'5" x 15'1" (2.26m x 4.60m)
with laminate flooring, papered walls, skimmed ceiling with central lighting, window to front, radiator. selection of built in wardrobes.

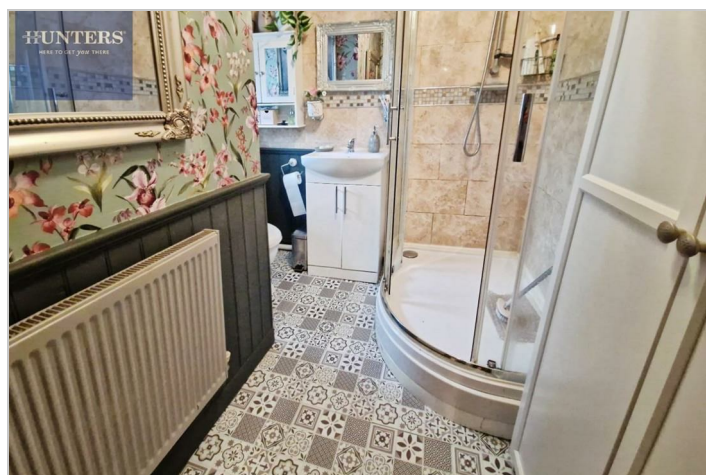
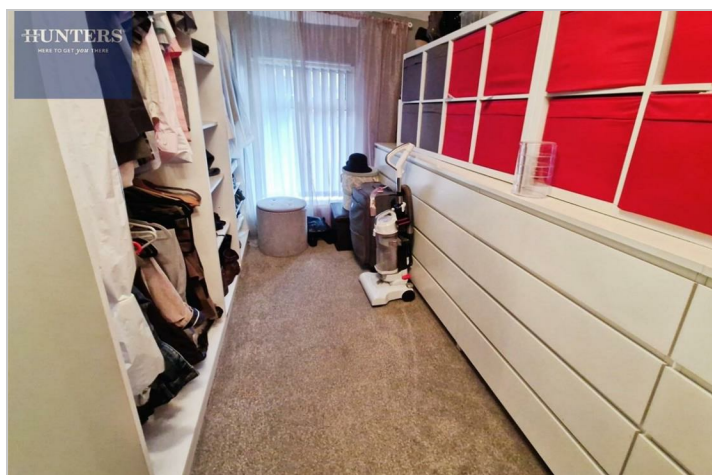
Bathroom

9'0" x 4'6" (2.74m x 1.37m)

with vinyl flooring and tiled / wood panel walls with skimmed ceilings and central lighting, 3-piece suite comprising of a toilet, sink built into vanity, and shower cubicle with thermostatic shower. radiator, window to rear.

Garden

Enclosed rear garden with small patio and steps leading to artificial grass area covered with gazebo, with further steps down to the entrance of the rear workshop, additional shed to stay.



Road Map



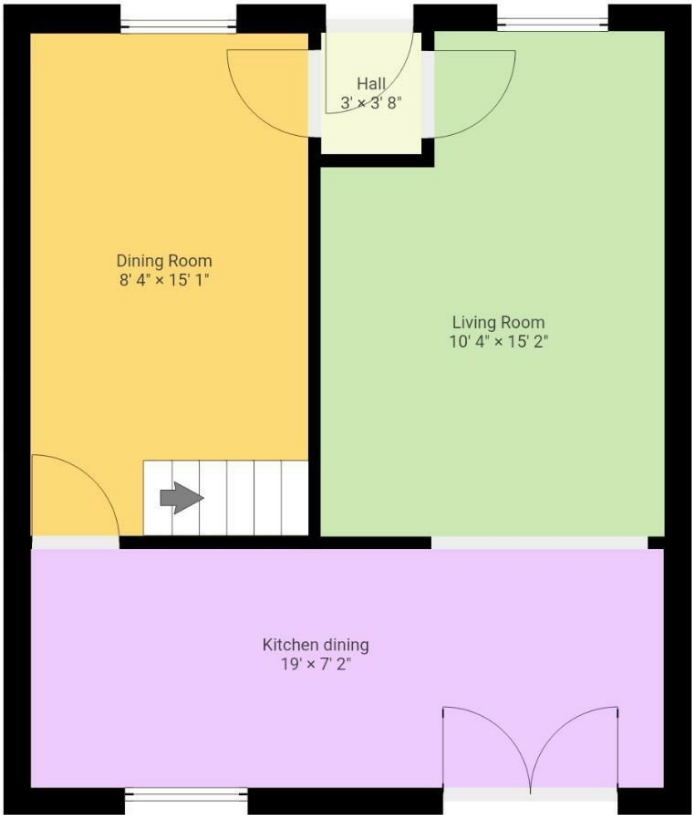
Hybrid Map



Terrain Map



Floor Plan

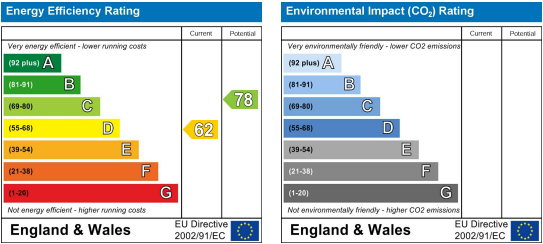


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Viewing

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.