

HUNTERS[®]

HERE TO GET *you* THERE



John Street

Nantymoel, Bridgend, CF32 7SU

£85,000



Council Tax:



48 John Street

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£85,000



General

The property is found in Nantymoel in the Ogmore Valley which is a small valley of around 8,000 population. Located 10 mins from junction 36 of the M4 in South Wales and found in the County of Bridgend. Just a 30-40 min drive can get you to Cardiff or Swansea, and the coast with the mountains and countryside on your door step.

The valley boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs and leisure facilities, all within walking distance.

Hallway

with laminate flooring, papered walls and smooth ceilings with central lighting, under stairs cupboard, stairs to first floor, upvc front door:

Reception

9'1" x 10' 4" (2.77m x 3.05m 1.22m)
with laminate flooring, papered walls and smooth ceilings which are covered with central lighting, window to front, radiator.

Lounge

13' 10" x 12' 3" (3.96m 3.05m x 3.66m 0.91m)
with laminate flooring, smooth walls and papered ceilings with central lighting, window to front, radiator.

Kitchen Dining

15'2" x 10'00" (at widest) (4.62m x 3.05m (at widest))
with tiled flooring, skimmed walls and wood ceilings with exposed joist with central lighting, radiator,

wgladd door to rear, selection of base and walls units in oak colour with granite effect work tops, integral sink, electric oven, gas hob & hood.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister, attic access and doors to:

Bedroom 1

11'00" x 10'4" (3.35m x 3.15m)
with carpets, skimmed walls and papered ceilings which with central lighting, two windows to front, radiator, built in wardrobe

Bedroom 2

12'4" x 8'1" (3.76m x 2.46m)
with carpets, skimmed walls and textured ceilings which with central lighting, two windows to rear, radiator.

Bathroom

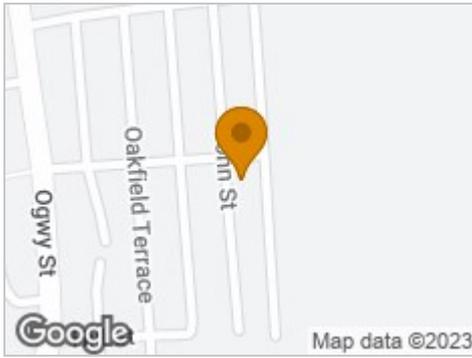
9'6" x 6'7" (2.90m x 2.01m)
with carpets, skimmed walls and ceilings with central lighting, 3 piece white suite over bath mixer shower, radiator, window to rear.

Garden

Enclosed rear garden with steps leading to ladecked terraced area with great views, rear access to lane.



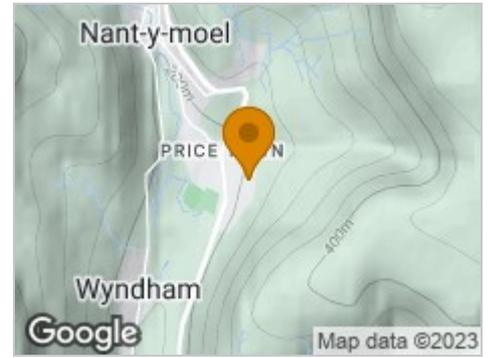
Road Map



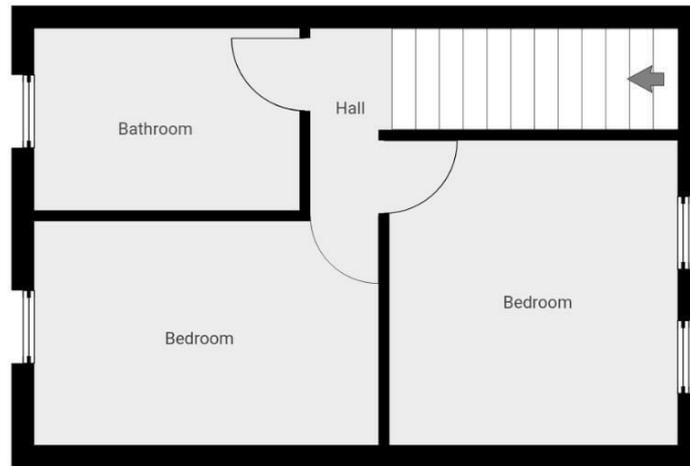
Hybrid Map



Terrain Map



Floor Plan

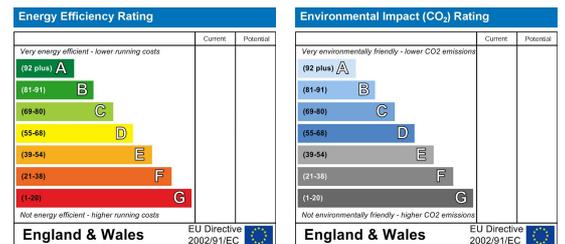


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Viewing

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.