



Vale View Terrace, , Nantymoel, Bridgend, CF32 7PB

• ***EMAIL ENQUIRIES ONLY***

- 3 BEDROOMS
- 20 MINUTE DRIVE M4 JUNCTION 36
- MODERN KITCHEN & BATHROOM

- MID TERRACE
- VIEWS ACROSS THE VALLEY
- EPC D / GCH / CPUNCIL TAX A
- HOLDING FEE £162.79

£700 Per Calendar Month

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Hunters are delighted to bring this 3 BEDROOM TERRACED house to the market which is found on VALE VIEW TERRACE, NANTYMOEL.

Briefly comprising of: LOUNGE, KITCHEN / DINER, 3 BEDROOMS, BATHROOM, REAR GARDEN.

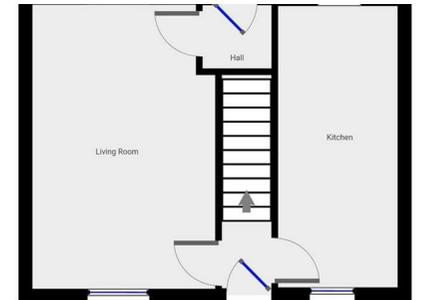
Property is in a good standard throughout.

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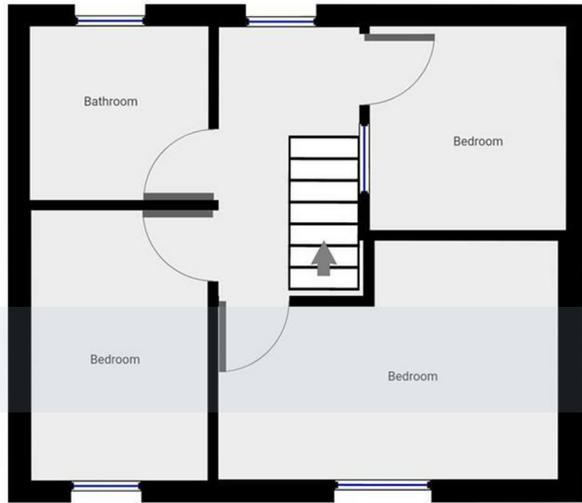
HOLDING FEE £160.91

GCH
EPC D
COUNCIL TAX A

£700.00 RENT
£800.00 BOND



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Rating	
	Current
g costs	65
	66
g costs	
s	
EU Directive 2002/91/EC	

Environmental Impact
Very environmentally friendly - lower CO ₂
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20)
Not environmentally friendly - higher CO ₂
England & Wales

GENERAL

The property is found in Ogmore Vale 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

entered through upvc front door, with carpets, skimmed walls and textured ceilings and central lighting, stairs to first floor, doors to:

LOUNGE

16'7" x 9'7" with gloss laminate, skimmed walls and textured ceilings which are coved with spot lights, window to front and rear, radiator, door to rear hallway

KITCHEN / DINER

16'4" x 7'0" with vinyl flooring, skimmed walls and textured ceilings with spot lighting, radiator. Selection of base units in cream gloss with granite solid oak worktops, sink & drainer, integral electric oven, hob and hood, fridge and freezer, windows to front and rear.

BEDROOM

12'8" x 8'7" (at widest) with carpets, papered walls and textured ceilings and central lighting, window to front, radiator, built in cupboard over stair.

BEDROOM

10'0" x 6'7" with carpets, papered walls with dado and textured ceilings with central lighting, window to front, radiator.

BEDROOM

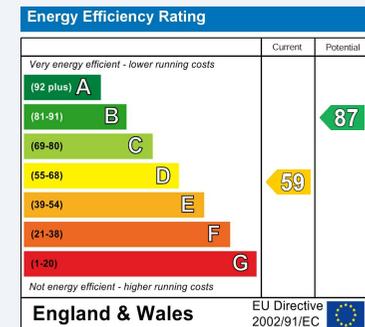
7'4" x 6'9" with carpets, papered walls and textured ceilings and central lighting, window onto landing, airing cupboard with wall mounted boiler..

BATHROOM

6'8" x 6'5" with tiled flooring and tiled / skimmed walls and textured

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact bridgend@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



18 Coychurch Road, Pencoed, Bridgend, CF35 5NG
Tel: 01656 856118 Email: bridgend@hunters.com <https://www.hunters.com>

