

Tan-Y-Bryn, Dinam Street
Nantymoel, Bridgend, CF32 7NN

WATTS & MORGAN 160 YEARS

Tan-Y-Bryn, Dinam Street

Nantymoel, Bridgend, CF32 7NN

£110,000 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this two-bedroom detached property located in Nantymoel. Within walking distance to local amenities, a reputable school and the Ogmores Valley Cycle path. Accommodation comprises; lounge, kitchen/breakfast room & WC. First floor landing, two double bedrooms and a bathroom. Externally enjoying off road parking for one vehicle and a courtyard style front garden. EPC rating 'D.'



- Bridgend Town Centre 9.6 miles
- Cardiff City Centre 30.7 miles
- M4 (J36) 7.7 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the spacious lounge offering carpeted flooring, a uPVC window to the front elevation and a carpeted staircase to the first floor landing.

The kitchen/breakfast room has been fitted with a range of beech wall and base units with co-ordinating surfaces. Integral appliances to remain include; double oven and grill, 5-ring gas hob with extractor fan over and a fridge/freezer. Further features include vinyl flooring, a uPVC window to the side elevation, a one and a half stainless steel sink unit, tiled splashback and a wall mounted 'Baxi' combi boiler.

A WC serves the ground floor and offers space and plumbing for white goods.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, a loft hatch giving access to loft space and a uPVC window to the front elevation.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the side elevation and ample space for free standing furniture.

Bedroom two is another double bedroom offering carpeted flooring and a uPVC window to the front elevation.

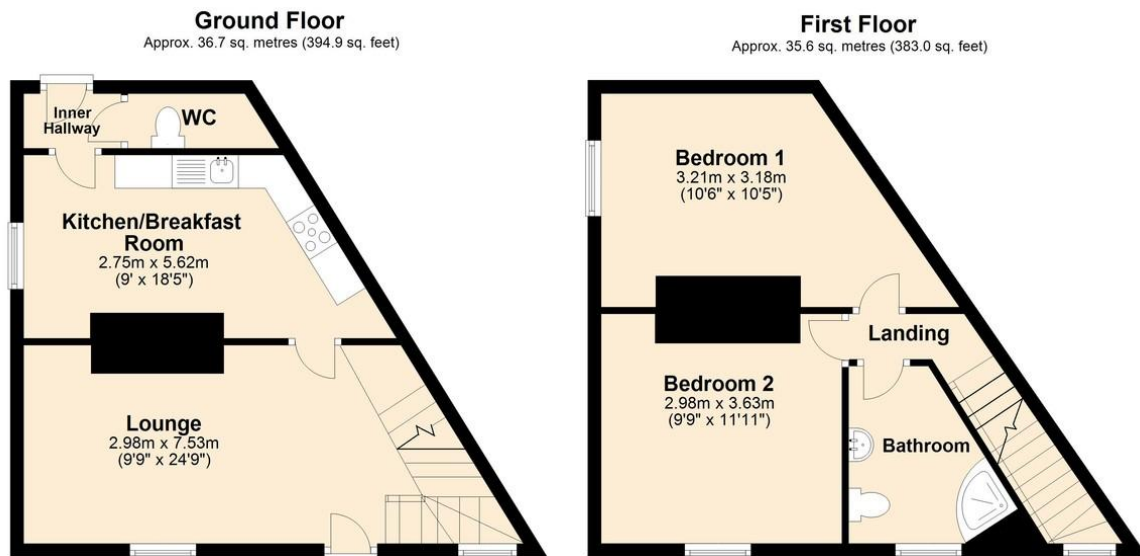
The bathroom has been fitted with a 3-piece suite comprising; corner shower cubicle, wash hand basin and WC. Further features include vinyl flooring and an obscured uPVC window to the front elevation.

GARDENS & GROUNDS

Tan-y-Bryn is accessed off the road and benefits from off road parking for one vehicle. To the front of the property lies a block paviour courtyard style front garden enclosed by a brick wall.

SERVICES & TENURE

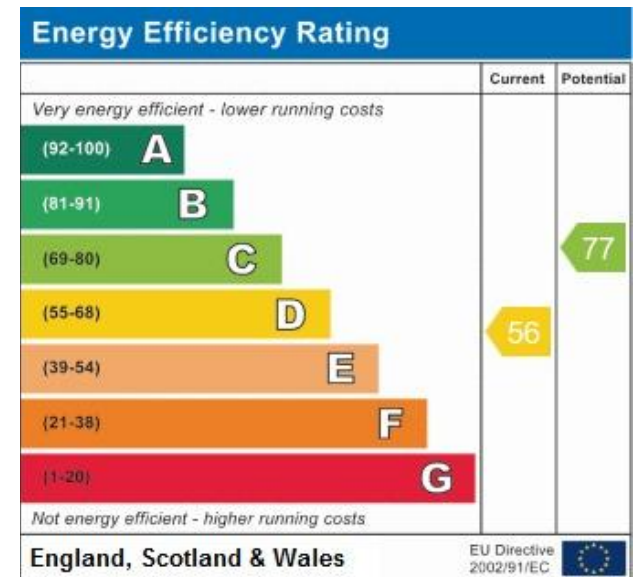
All mains services connected. Freehold.



Total area: approx. 72.3 sq. metres (777.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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