



16 Aber Houses
Nantymoel, Bridgend, CF32 7SL



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£99,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

This spacious three bedroom end of terrace property is being sold with no ongoing chain. Situated in Nantymoel just a short drive from Bridgend Town Centre and close to Junction 36 of the M4 Motorway. The property benefits from mountain views to the front and rear. Accommodation comprises: entrance porch, open plan lounge/dining room with wood burner and bespoke fitted bar, kitchen. First floor landing, two double bedrooms, one single bedroom, family bathroom. Second floor attic double bedroom with en-suite shower room. Externally enjoying rear garden and off road parking to the side. EPC Rating "E"

Directions

- Bridgend Town Centre 9.1 miles
 - Cardiff City Centre 26.8 miles
 - M4 (J36) 6.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Access via a uPVC front door leading into the entrance porchway with courtesy door providing access into the open plan living space. The open plan lounge/dining room is a spacious reception room with laminate flooring, window to the front elevation with views over the countryside beyond and ample space for freestanding furniture. Leads into the dining area which has been laid with tiled flooring and a central feature wood burner set on an exposed stone chimney set on a slate hearth with an oak mantle. A carpeted staircase leads to the first-floor landing with a bespoke built oak bar area and provides access into the kitchen. The kitchen has been fitted with a range of wall and base units and complementary laminate work surfaces. Space has been provided for a freestanding American style fridge freezer and space and plumbing has been provided for an appliance. Integral appliances to remain to include 4-ring gas hob, oven, grill and stainless-steel extractor fan. A further uPVC door leads out onto the rear garden and a separate passageway with uPVC door leads out onto the side paved area.

FIRST FLOOR

The first-floor landing offers carpeted flooring and access to the loft hatch. A further staircase leads up to the converted attic room. Bedroom one is a generous size double bedroom with laminate flooring and window to the rear elevation. Bedroom two is a further double bedroom with laminate flooring and window to the front elevation. Bedroom three is a single bedroom with carpeted flooring and window to the front elevation. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and WC. Further features include laminate flooring, partially tiled walls, spotlighting and houses the 'Baxi' gas boiler. The bathroom further benefits from window with rear uninterrupted views over the mountains behind.

SECOND FLOOR

A carpeted staircase leads up to the second-floor attic room which is a spacious double room with exposed beamed ceiling, velux window to the rear elevation and two large walk-in wardrobes and storage area. The en-suite shower room has been fitted with a 3-piece suite comprising walk-in shower cubicle, sink set within vanity unit and low-level WC. Further features include spotlighting and a chrome towel radiator.

GARDENS AND GROUNDS

No.16 is accessed off Aber Road with private off-road parking provided to the side the property and further space across the road. To the rear of the property lies an enclosed tiered lawned garden backing onto countryside behind.

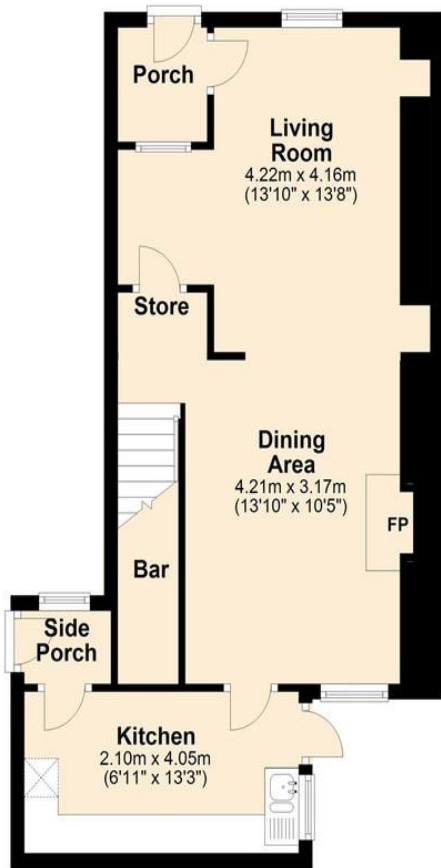
SERVICES AND TENURE

All mains services connected. Freehold.



Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 130.4 sq. metres (1404.1 sq. feet)

All measurements are approximate, and for display purposes only.
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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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