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**38 Commercial Street**  
Nantymoel, Bridgend, CF32 7NW

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£84,950 Freehold

**3 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts and Morgan are pleased to present to the market this three bedroom mid-terraced cottage located in Nantymoel. Dating back to the late 1800's and offering views over the Ogmore Valley. Accommodation comprises; entrance hall, lounge/dining room, kitchen, first floor landing, three good sized bedrooms and a bathroom. Externally providing on road parking and a rear tiered garden. EPC Rating 'D.'

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- Bridgend Town Centre 10.7 miles
- Cardiff City Centre 29.7 miles
- M4 (J36) 8.3 miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### ENTRANCE

Entrance via a partly glazed uPVC door into the entrance porch offering tiled flooring. A courtesy door provides access into the open plan lounge/dining room with a carpeted staircase to the first floor landing and an under-stairs storage cupboard. Further enjoying laminate flooring, a uPVC window to the front elevation and ample space for free standing furniture.

The kitchen has been fitted with a range of wall and base units with vinyl worksurfaces. Integral appliances to remain include oven and grill with 4-ring electric hob and extractor fan over. Further features include laminate flooring, a one and a half sink unit and uPVC French doors provide access to the rear. Space and plumbing has been provided for white goods and for a free standing fridge freezer

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### FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted storage cupboards.

Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the side elevation and fitted storage cupboards.

Bedroom three is a comfortable single bedroom offering carpeted flooring, a uPVC window to the front elevation and a cupboard housing the combi boiler.

The bathroom has been fitted with a 4-piece suite comprising; corner shower cubicle, panelled bath, wash hand basin and WC.

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### GARDENS & GROUNDS

Number 38 is approached off the road and offers on road parking.

To the rear of the property is a tiered garden with decking space offering fantastic views over the valley.

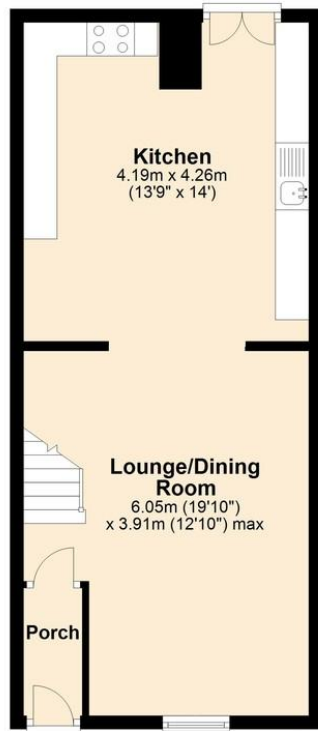
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### SERVICES & TENURE

All mains services connected. Freehold.



**Ground Floor**  
Approx. 42.5 sq. metres (457.0 sq. feet)

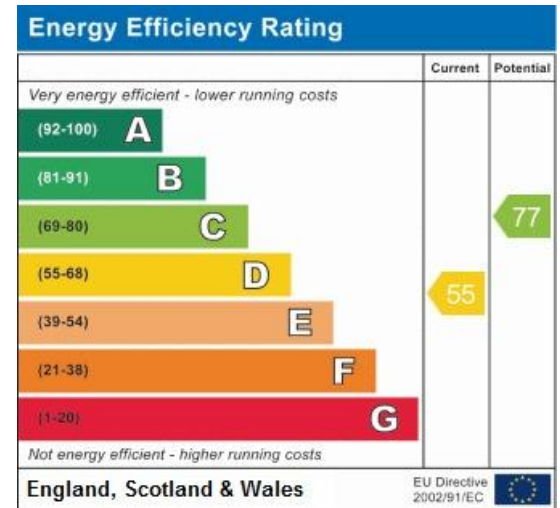


**First Floor**  
Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 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.

**Bridgend**

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