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4 Tegfan, Nantymoel, Bridgend, Bridgend County. CF32 7NJ



Offers In Region Of **£225,000**

Main Features

- Well presented 2-3 bedroom traditional semi detached bungalow
- Enjoying far reaching Southerly vistas from garden, lounge and bedroom
- Benefitting from indoor/ outdoor living
- 'Tegfan' (Fair Summit) is in a small private row of semi detached bungalows. Private entrance road
- Landscaped plot with gardens to front and rear
- Overlooking woodland, hills and local area
- Approximately 8 miles North of the M4 at Junction 36. The A4061 provides access to the Rhondda and Afan Valleys
- Treorchy is within approximately 6 miles. Nantymoel Village centre, Celtic Trail Cycle Track, school and shop are within 1/2 mile
- uPVC double glazing and combi gas central heating. Vacant possession
- Council Tax Band C. EPC:C

General Information

WELL PRESENTED 2-3 BEDROOM TRADITIONAL SEMI DETACHED BUNGALOW, ENJOYING FAR REACHING SOUTHERLY VISTAS FROM GARDENS, LOUNGE AND BEDROOM. BENEFITTING FROM INDOOR/ OUTDOOR LIVING, LANDSCAPED GARDENS, DRIVEWAY PARKING AND MORE!!

'Tegfan' (Fair Summit) is in a small private row of semi detached bungalows that is reached via a private entrance road. No4 occupies a landscaped plot with views from the front and gardens to front and rear along with a 3 car private driveway.

Situated at the head of the Ogmore Valley, overlooking woodland, hills and local area. Approximately 8 miles North of the M4 at Junction 36. The A4061 provides access to the Rhondda and Afan Valleys. Treorchy is within approximately 6 miles. Nantymoel Village centre, Celtic Trail Cycle Track, school and shop are within 1/2 mile.

This home has accommodation comprising hallway, lounge, kitchen/ dining room,

shower room, 3 bedrooms, bedroom 3 currently used as a laundry room. This home has uPVC double glazing and combi gas central heating. Offered for sale with vacant possession . Carpets and fitted blinds are to remain. Visit our new and improved website for more information.

Hallway

uPVC double glazed door to garden. uPVC double glazed window with far-reaching Southerly views to front. Fitted vertical blind. Plastered walls and ceiling. Coving. Ceiling roses. Mains powered smoke alarm. Burglar alarm control pad. Radiator. Laminate flooring. Attic entrance. Built-in cloaks/airing cupboard with radiator. Carpet. Slatted shelves and coat rail. White colonial style panel doors to all rooms. Artexed ceilings.

Lounge

uPVC double glazed patio doors to front garden with far-reaching Southerly views of hills and woodland. Coal effect electric fire with marble effect hearth and wooden surround. Illuminated alcoves. TV point. Fitted carpet. Two radiators. Plastered walls and ceiling. Coving.

Kitchen / Dining Room

uPVC double glazed patio doors to rear garden. Fitted vertical blinds. uPVC double glazed window to rear with Venetian blind. Fitted traditional kitchen finished with light Oak doors and illuminated granite effect worktops. Tiled splash backs. Integral oven, eye level grill, hob, extractor hood, fridge and dishwasher. Tiled floor. Radiator. Extractor fan. Plastered walls and ceiling. Combi gas central heating boiler. Coving. Inset ceiling spotlights to kitchen area and pendant light to dining area.

Shower Room

uPVC double glazed window to side. Fitted Venetian blind. Three-piece suite comprising close coupled WC with push button flush, hand wash basin with monobloc tap set in vanity unit & double shower cubicle with mixer shower, seat and tiled surround. Part tiled walls. Radiator. Plastered walls and ceiling. Coving. Cushion flooring. Mirrored wall mounted cabinet.

Bedroom 1

uPVC double glazed window with far-reaching Southerly views over woodland & hills. Fitted vertical blinds. Plastered walls and ceiling. Coving. TV point. Fitted carpet. Telephone point. Radiator.

Bedroom 2

uPVC double glazed window to rear. Fitted vertical blind. Plastered walls and ceiling. Coving. Ceiling rose. Fitted carpet. Radiator. Telephone and Internet points. Wall mounted electrical consumer unit.

Utility Room / Bedroom 3

uPVC double glazed window to rear. Fitted vertical blinds. Radiator. Fitted wall and base units with worktop space for tumble dryer and fridge/freezer. Plastered walls and ceiling. Coving.

EXTERIOR

The property is accessed via a shared private driveway which leads to the rear gardens and three car driveway to the side of the bungalow. Galvanised steel gates to

Front Garden

Exceptional far-reaching Southerly views of woodland hills and surrounding area. Fully landscaped to include paved patio/sun terrace with galvanised steel railings and brick built pillars. Decorative stone covered pathway. Planting area with a range of ornamental shrubs. Wood picket fencing. Courtesy light to front door and power points.

Rear Garden

Landscaped garden laid with decorative slate and paved pathway giving access via patio doors to kitchen. Ranch style fence. Water tap. Security light. To the rear has a further garden accessible via steps from shared driveway.

This garden is landscaped and has a paved patio area with planting beds having a variety of shrubs. Dwarf fence. Vegetable patch with central and perimeter planting areas. Greenhouse ranch style fencing. Metal garden shed.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

Tenure Freehold

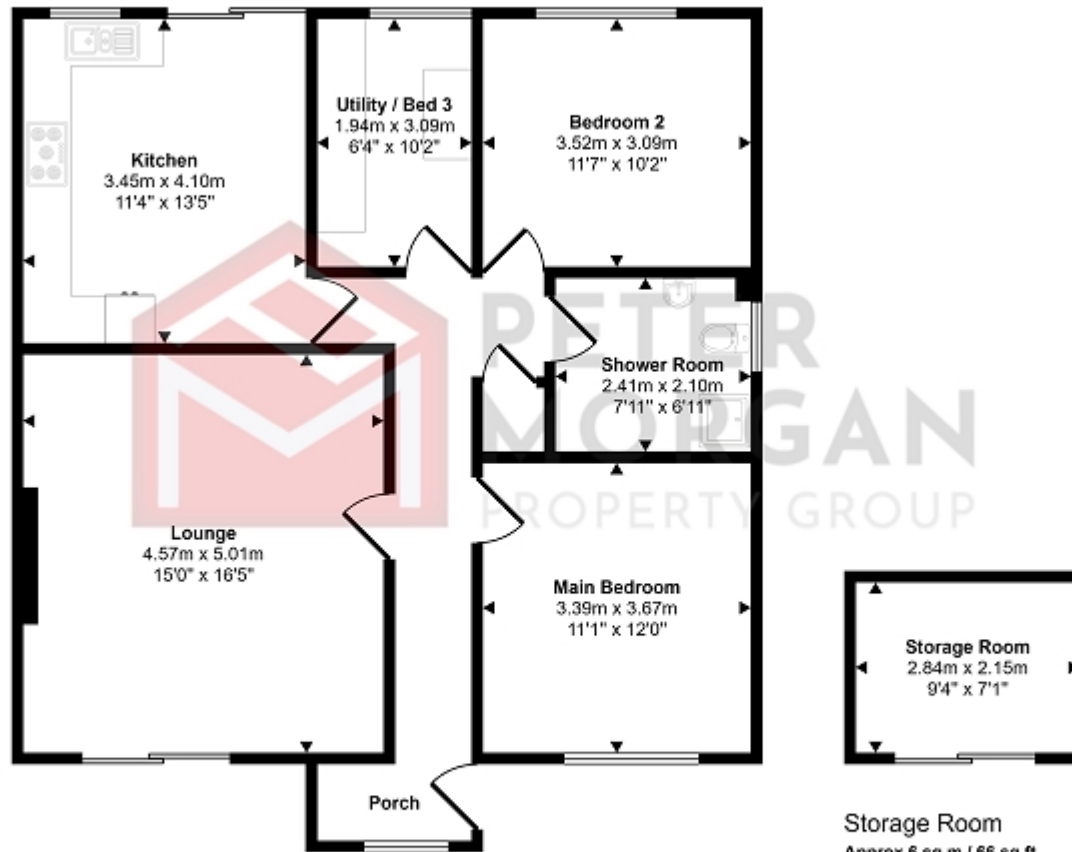









Approx Gross Internal Area
93 sq m / 1003 sq ft



Ground Floor
Approx 87 sq m / 938 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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