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PROFESSIONALS

2021  
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GOLD WINNER

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**The Telegraph**



16 Oakfield Terrace, Nantymoel, Bridgend, Bridgend County. CF32 7SS



**£115,000 Offers Invited**

## Main Features

- Bay fronted mid terraced house
- 3 double bedrooms
- Lounge/ dining room
- Ground floor bathroom and first floor cloakroom
- Rear garden and garage
- highly convenient for village amenities, Celtic Trail Cycle Track, hill walking, local school and bus link
- Approximately 8 miles from the M4 at Junction 36
- 14 miles from the Heritage Coastline at Ogmore By Sea
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC:E

## General Information

3 DOUBLE BEDROOM, BAY FRONTED MID TERRACED 2.5 STOREY HOME WITH VIEWS FROM REAR GARDEN, GARAGE WITH ELECTRONIC DOOR, FIRST FLOOR CLOAKROOM & MORE.

Situated at the entrance to the village, highly convenient for village amenities, newly renovated pub/ restaurant, Celtic Trail Cycle Track, hill walking, local school and bus link. Playing fields are within 300m. Approximately 8 miles from the M4 at Junction 36. 28 miles to Cardiff City centre, 10 miles to Bridgend Town centre and Intercity rail link to Paddington. 28 miles to Cardiff International Airport. 14 miles from the Heritage Coastline at Ogmore By Sea.

The property comprises ground floor hallway, lounge/ dining room, kitchen/ breakfast room, inner hallway and family bathroom. First floor landing, cloakroom and 3 double bedrooms. Externally there is a rear garden and single garage. The property benefits from uPVC double glazing and combi gas central heating. Offered for sale with no ongoing chain.

## GROUND FLOOR

## Hallway

Composite double glazed main entrance door to front. Radiator. Fitted carpet. Wall mounted electric meter and consumer unit. Carpeted staircase to 1st floor. White colonial style panelled door.

## Lounge/Dining Room

uPVC double glazed bay window to front. uPVC double glazed window with far-reaching views of hills to rear. Coal effect gas fire, stone feature fireplace and marble hearth. Alcoves. Wall and ceiling lights. Wall mounted air-conditioning unit (hot and cold air). Two radiators. Fitted carpet. TV connection point. Telephone and Internet connection points. White colonial style panelled door and two steps down to..

## Kitchen

uPVC double glazed window with open aspect and door to side. Under stairs store cupboard with power point and light. Fitted kitchen finished with beech effect doors. Granite effect worktops. Integral oven, grill, induction hob, extractor hood, and fridge freezer. Plumbed for washing machine. Stainless steel sink unit. Tiled splashback. Radiator. Tiled floor. Extractor fan. White colonial style panelled door to..

## Inner Hallway

Tiled floor. Extractor fan. Open doorway and two steps down to..

## Family Bathroom

uPVC double glazed window to rear. Four piece suite in white comprising close coupled wc with push button flush, hand wash basin set in vanity unit, shower cubicle with mixer Rainstorm shower and hair wash spray. Chrome heated towel rail. Tiled walls and floor. Wall mounted mirrored cabinet.

## FIRST FLOOR

## Landing

Balustrade and spindles. Fitted carpet at entrance. Colonial style panelled doors to bedrooms and..

## Cloakroom

uPVC double glazed window to side. Close coupled with push button flush and wash hand basin with monobloc tap set in vanity unit. Tiled floor. Part tiled walls. Wall mounted mirror cabinet.

## Bedroom 1

2 uPVC double glazed windows to front. Radiator. Fitted carpet. Coving.

## Bedroom 2

uPVC double glazed window to side. Radiator. Coving. Fitted carpet.

## Bedroom 3

uPVC double glazed window with far-reaching views across Nantymoel hills and woodland. Fitted wardrobes. Wall mounted Combi gas central heating boiler. Radiator. Fitted carpet.

## EXTERIOR

### Front Garden

Courtyard style front garden with steps to front door. Gate and railings. Paved patio area. Outdoor power point. Water tap.

### Rear Garden

Westerly facing and catching afternoon and evening sunshine, the garden is laid with paved patio, paved pathways and steps. Gate access. Stone built dividing wall. Water tap. Floodlights. Pedestrian door access to..

## Single Garage

Electronic remote control roller vehicular door to rear. Internal pedestrian door and uPVC double window to garden. Electric motion sensed dusk till dawn LED strip light and power point. Wall mounted electrical consumer unit. Battery operated burglar alarm. Pathway. Floodlight timed switch activation point. Retractable bollards to the exterior of the garage from rear lane.

## 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 or email us at [bcb@petermorgan.net](mailto:bcb@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** A

**Current heating type** Combi

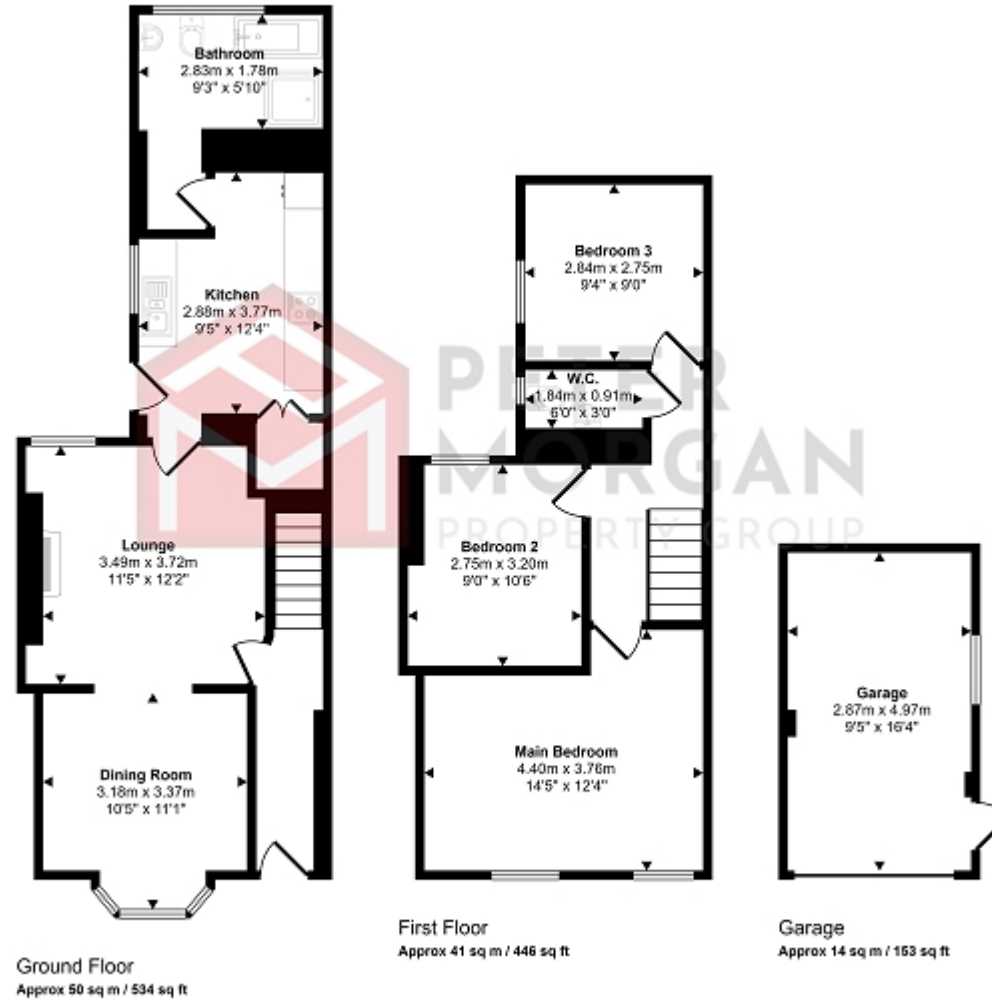
**Tenure** Freehold







Approx Gross Internal Area  
105 sq m / 1133 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 950.

# 16 Oakfield Terrace, Nantymoel, Bridgend, Bridgend County. CF32 7SS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

## Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

## Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

