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PROPERTY  
PROFESSIONALS

2021  
WALES  
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GOLD WINNER

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Bethania Villa, 8 Nanthir Road, Blaengarw, Bridgend, Bridgend County. CF32 8BL



PETER MORGAN

**£325,000** Offers Invited



## Main Features

- Detached, Edwardian, 4 double bedroom home
- Traditional and spacious with family size accommodation
- Lounge and sitting room
- Kitchen/ dining room and utility room
- Bathroom, shower room and cloakroom
- Front, side and rear gardens
- Convenient for local shops, school, lakes, Country Park, cycle track and hillside walks
- Approximately 8 miles from the M4 at Junction 36
- Internal wall insulation, combi gas central heating and uPVC double glazing
- Council Tax Band: C. EPC:

## General Information

DETACHED EDWARDIAN, TRADITIONAL AND SPACIOUS 4 DOUBLE BEDROOM HOME WITH FAMILY SIZE ACCOMMODATION, FAR REACHING WESTERLY VIEWS OF WOODLAND AND HILLS. ONLY 1/2 MILE FROM LAKES AND CYCLE TRACK, GARDENS TO FRONT, SIDES AND REAR, NEWLY INSTALLED INTERNAL WALL AND LOFT INSULATION, COMBI BOILER, SOME ORIGINAL FEATURES AND MORE!!

Situated in an elevated position within the village. Convenient for local amenities such as lakes, Country Park, cycle track, mountain biking trails, Leisure Centre and hillside walks. Further amenities within 1/2 mile (approx) include shops, supermarket, florist, art gallery, etc. Approximately 8 miles from the M4 at Junction 36 and the McArthur Glen Designer Outlet Village. Approximately 30 miles to Cardiff City Centre, 29 miles to Swansea City Centre and 28 miles to Cardiff International Airport.

This home has accommodation comprising ground floor reception room/ porch, vestibule, hallway, lounge, sitting room, open plan kitchen/ dining room, utility room and cloakroom. First floor landing, family bathroom, 4 double bedrooms, shower room and attic with potential.

The property benefits from internal wall insulation, combi gas central heating and uPVC double glazing.

Information contained is correct as of 16/08/24.

## GROUND FLOOR

### Conservatory

uPVC double glazed windows and double doors with views over woodland and hills to front. Polycarbonate roof. Tiled floor. Radiator. Wall lights. Original wooden part glazed door to..

### Vestibule

Original tiled floor. Wall mounted electric meter and consumer unit. Dado rails. Ceiling. Original part glazed stained glass wooden door to..

### Hallway

Quarter turn carpeted staircase with curved handrail and spindles to 1st floor. Laminate flooring. Dado rails. Radiator. Understairs store cupboard. Original wood panelling to staircase. Original corniced ceiling. Restored wood panelled original doors to reception rooms and stained part glazed door to utility room.

### Lounge

uPVC double glazed bay window to front. Fitted vertical blinds. Far reaching views over woodland and hills. Marble feature fireplace with alcoves. Original corniced ceiling. Laminate flooring. 2 radiators. TV connection telephone point.

### Sitting Room

Versatile room, currently used as a work from home space. Could be used as a dining room or second lounge. uPVC double glazed window to rear. Stone feature recessed fireplace and chimney breast. Alcoves. Laminate flooring. Radiator. Original corniced ceiling. Telephone point.

## **Kitchen / Dining Room**

Window to front with far reaching views of woodland and hills. Laminate flooring. Radiator with cover. Alcoves. Original ceiling. Open square archway. Kitchen area comprising of a range of wall mounted and base units finished with cream doors and brushed steel handles. Integral oven, grill, hob and extractor hood. One and a half bowl stainless steel sink unit with mixer tap. USB charging points. Recess for fridge freezer.

## **Utility Room**

uPVC double glazed window and door to rear courtyard. Stainless steel sink unit with mixer tap. Wall mounted Combi gas central heating boiler and smart meter (installed 2024). Plumbed for washing machine. Space for tumble dryer. Tiled floor. Wood panelled door to..

## **Cloakroom**

uPVC double glazed window to side. Close coupled WC with push button flush and pedestal hand wash basin with tiled splashback. Radiator. Tiled floor.

## **FIRST FLOOR**

### **Gallery Landing**

Split level original balustrade and spindles. uPVC double glazed window to rear. Dado rails. Ceiling rose. Restored original wood panelled doors to 1st floor rooms.

### **Bathroom**

2 uPVC double glazed windows to side. Fitted three piece suite in white comprising close coupled WC with push button flush and enclosed cistern, double ended bath with mixer tap and hair wash spray, hand wash basin with monobloc tap set in vanity unit. Tiled splashback. Radiator. Coving. Loft access. Fitted carpet.

## **Shower Room**

uPVC double glazed window to front. Shower cubicle with electric shower. Tiled surround. Radiator. Laminate flooring. Chrome towel rail. Loft access.

## **Bedroom 1**

uPVC double glazed window with far-reaching views of woodland, hills and communal green to front. Radiator. Fitted carpet. Alcoves.

## **Bedroom 2**

uPVC double glazed window with far reaching views of woodland, hills and communal green to front. Radiator. Carpet. Alcoves.

## **Bedroom 3**

uPVC double glazed window to rear. Radiator. Fitted carpet. Alcoves.

## **Bedroom 4**

uPVC double glazed window to rear. Fitted carpet. Radiator. Alcove.

## **Attic**

The property has an open attic space with potential for conversion to bedrooms (subject to planning permission).

## **EXTERIOR**

### **Front Garden**

Elevated front garden. Far reaching views over woodland, hills and communal green. Laid with paved patio. Wrought iron railings. A variety of mature shrubs. Main entrance door to the front of the property.

### **Left Hand Side Garden**

Turf garden with stone wall planters. External gas meter box. Open access to rear yard.

### **Right Hand Side Garden**

Laid with decorative stone. Concrete pathway. Bin storage area.

### **Rear Courtyard**

Providing access to the main dwelling via the utility room and pathway to the rear gated access and steps leading to rear garden. Water tap. Water feature. Garden shed. Stone feature walls. Original cast iron veranda support used now for hanging baskets.

### **Rear Garden**

Tiered garden comprising paved patio and pathways. Vegetable planting beds. Greenhouse. Laid to lawn. Picket fencing. A variety of trees. Views of woodland and hills to the front. Two pedestrian gates leading to rear lane.

There is a communal car park for numerous vehicles situated opposite the front of the property.

### **Mortgage Advice**

### **General Information**

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains Electric, Mains Drainage, Mains Water, Mains Gas

**Current council tax banding** C

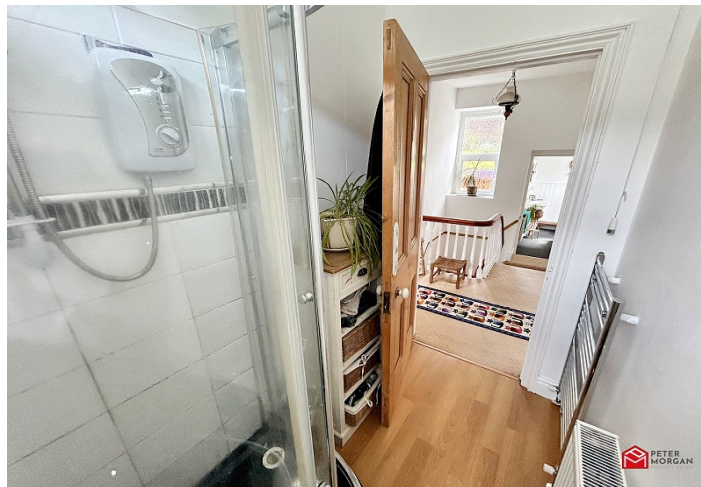
**Current heating type** Combi

**Tenure** Freehold







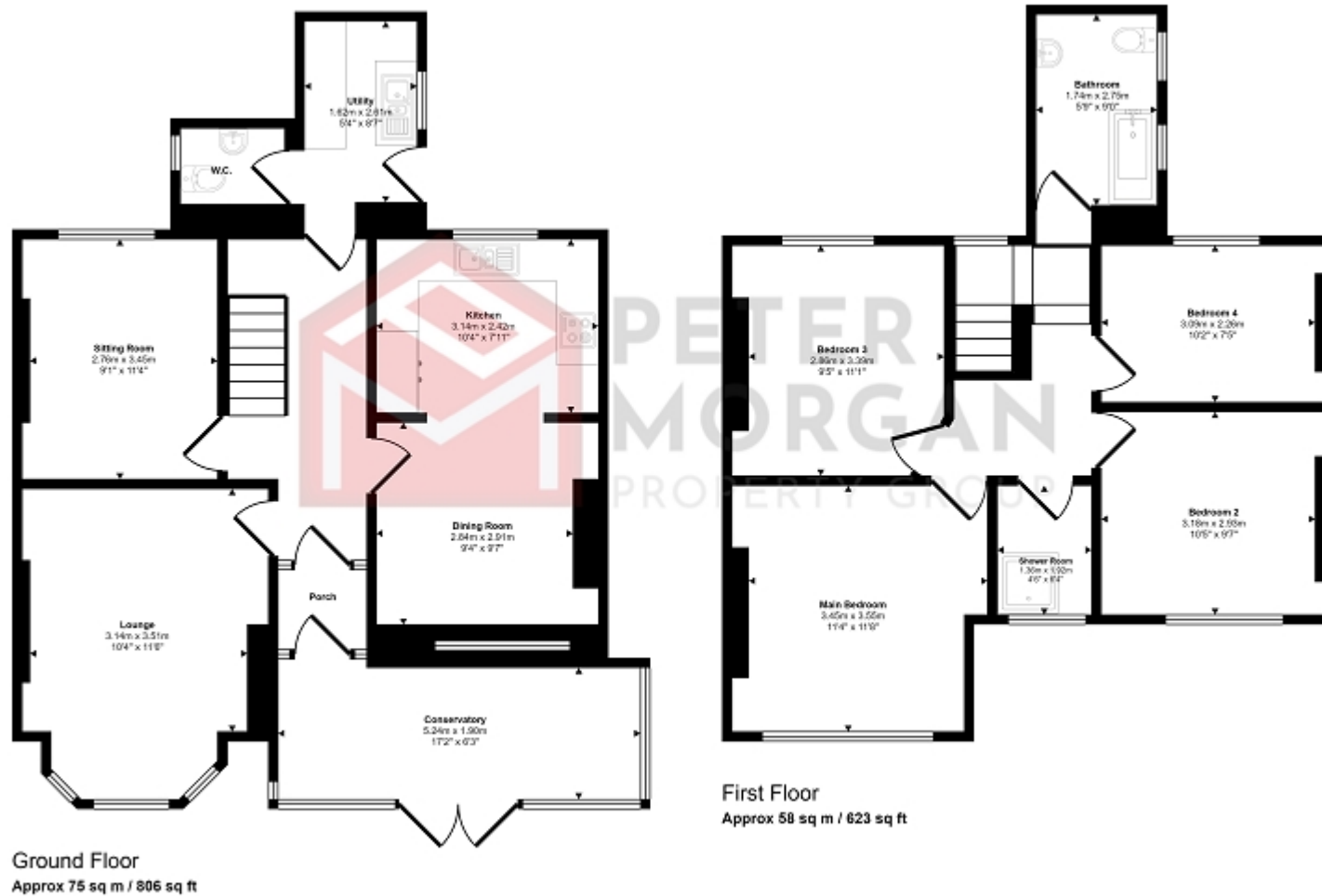








Approx Gross Internal Area  
133 sq m / 1428 sq ft




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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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.

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