



Llanharan Terrace, guide price £150,000

- Beautifully presented double-fronted mid-terrace property
- No ongoing chain
- Ground floor bathroom room and first-floor WC
- Additional reception room/ground floor bedroom
- Picturesque village location
- EPC Rating: Awaited



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About the property

Situated in the picturesque village of Nantymoel, Bridgend, this beautifully presented double-fronted mid-terrace property is offered for sale with no ongoing chain and provides deceptively spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, a bright and modern kitchen/dining room that opens seamlessly into the lounge area, creating an ideal space for both everyday living and entertaining. To the rear of the property is a practical utility room and a contemporary ground floor shower room. An additional reception room offers excellent flexibility and could easily be utilised as a fourth bedroom, playroom, or home office.

To the first floor are three generously sized bedrooms, together with a further room previously used as a nursery, making it ideal as a home office, dressing room, or occasional bedroom. An additional first floor W.C. completes the first-floor accommodation.

Externally, the property benefits from a flat rear garden offering excellent potential for improvement and landscaping. At the rear of the garden is a brick and stone-built storage shed, providing useful additional storage space.





Accommodation

Entrance Hall

Kitchen/Utility - 11' 6" max x 7' 10" max (3.51m max x 2.39m max)

Lounge - 14' 9" x 9' 2" (4.50m x 2.79m)

Reception Room/Bedroom - 11' 10" x 9' 2" (3.61m x 2.79m)

Bathroom - 8' 10" x 4' 11" (2.69m x 1.50m)

Rear Porch

First Floor

Landing

Bedroom One - 15' 5" x 8' 6" (4.70m x 2.59m)

Bedroom Two - 9' 6" x 7' 7" (2.90m x 2.31m)

Bedroom Three - 7' 7" max x 7' 3" max (2.31m max x 2.21m max)

Office/Bedroom - 9' 6" x 5' 3" (2.90m x 1.60m)

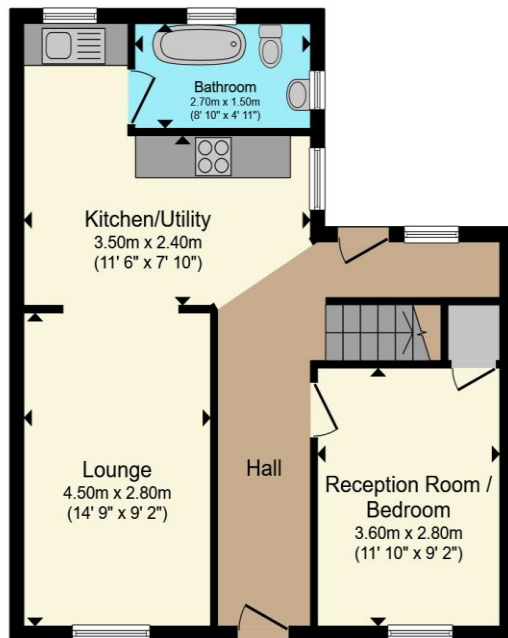
W.C.

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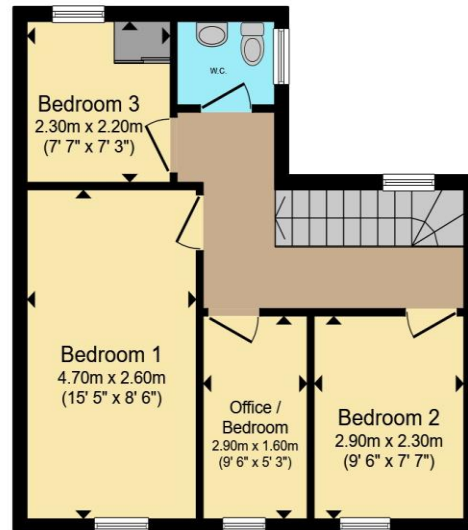
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Floorplan



Ground Floor



First Floor

Total floor area 94.4 m² (1,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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