

FOR
SALE



8 Bethania Villa, Nanthir Road, Blaengarw, Bridgend, Mid Glamorgan CF32 8BL

£289,995 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

Introducing this well presented Edwardian four bedroom spacious detached home located in the village of Blaengarw at the top of the Garw valley and within easy walking distance of local retail and food outlets, primary schools, bus services and various mountain bike trails directly opposite. Located approximately 8 miles from the M4 at Junction 36.

The property benefits from many original features and comprises spacious entrance hall, TWO RECEPTION ROOMS, kitchen/diner, downstairs w.c. utility, shower room, family bathroom and enclosed rear garden.

POINTS OF INTEREST

- Detached Edwardian four bedroom property
- Beautiful original features, gallery landing
- Two reception rooms
- Kitchen/diner with utility / EPC - C / Council tax - C
- Plentiful off road parking opposite the property
- Internal wall insulation & new boiler installed 2024



ROOM DESCRIPTIONS

Conservatory / Sun Room

Via PVCu patio doors, part glazed walls, polycarbonate roof, tiled flooring, original stone and brick wall, radiator and wall lights. Large glazed window overlooking the kitchen/diner. Part glazed door leading into the vestibule.

Vestibule

Decorative coving, dado rail, original high skirting boards and original Victorian tiled flooring. Consumer unit and alarm. Wooden door with stained glass window leading into the entrance hall.

Entrance Hall

Decorative coving and centre rose, radiator, continuation of the high skirting boards, oak effect laminate flooring, beautiful staircase with spindle balustrade, radiator and doors leading off.

Lounge

Centre pendant light and coving, skirting, PVCu double glazed bay window with beautiful views and feature decorative panelling. Feature chimney breast with marble back and hearth housing a black freestanding electric fire.

Reception 2

Original decorative coving, laminate flooring, radiator and large PVCu double glazed window overlooking the rear of the property. Feature stone chimney breast with freestanding electric fire.

Kitchen / Diner

Original decorative coving, laminate flooring, radiator and large PVCu double glazed window overlooking the rear of the property. Feature stone chimney breast with freestanding electric fire.

Into dining:

Original decorative coving, laminate flooring, radiator and large PVCu double glazed window overlooking the rear of the property. Feature stone chimney breast with freestanding electric fire.

Downstairs WC

Original decorative coving, laminate flooring, radiator and large PVCu double glazed window overlooking the rear of the property. Feature stone chimney breast with freestanding electric fire.

Utility

Original decorative coving, laminate flooring, radiator and large PVCu double glazed window overlooking the rear of the property. Feature stone chimney breast with freestanding electric fire.

Gallery Landing

Via a split level staircase with original balustrade and spindles, dado rail, skirting, fitted carpet and PVCu obscured window overlooking the rear of the property.

Bedroom 1

Overlooking the front of the property with lovely mountains views, skirting, fitted carpet and radiator.

Bedroom 2

Skirting, fitted carpet, radiator and large PVCu window overlooking the front of the property with lovely views.

Bedroom 3

Overlooking the rear garden via large PVCu window, skirting, fitted carpet and radiator.

Bedroom 4

Centre light, skirting, fitted carpet, radiator and large PVCu window overlooking the rear garden.

Shower room

Access to loft, skirting, laminate flooring, and PVCu obscured window overlooking the front of the property. Fully tiled corner shower with decorative border, shower tray, curved door and electric shower. Chrome towel rail and radiator.

Bathroom

Access to loft, half wooden clad/half emulsioned walls with tiling to the splash back areas, two obscured windows overlooking the side of the property and fitted carpet. Three piece suite comprising bath with chrome centre mixer tap with shower attachment, vanity unit with inset wash hand basin with chrome mixer tap and storage below and tiled splash back and built in w.c.

Outside

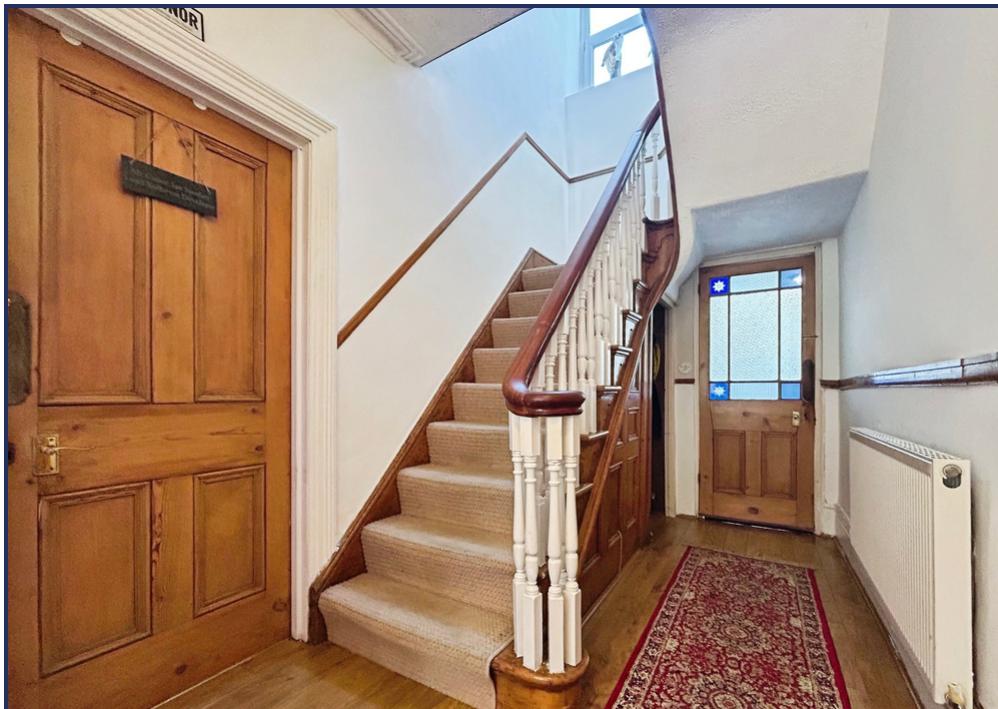
Access via pathway leading to the front of the property with mature shrubs, rockery and patio area with lovely views over the mountainside. Side access ideal for storage and garden furniture, courtyard area with metal gate leading to the rear garden.

Elevated and enclosed tiered rear garden laid to lawn with mature trees, raised border ideal for planting vegetables, greenhouse and two gates accessing the pedestrian only rear lane.

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

Note

The property has been recently painted in white emulsion throughout the property interior.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			