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Caines



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

£299,950

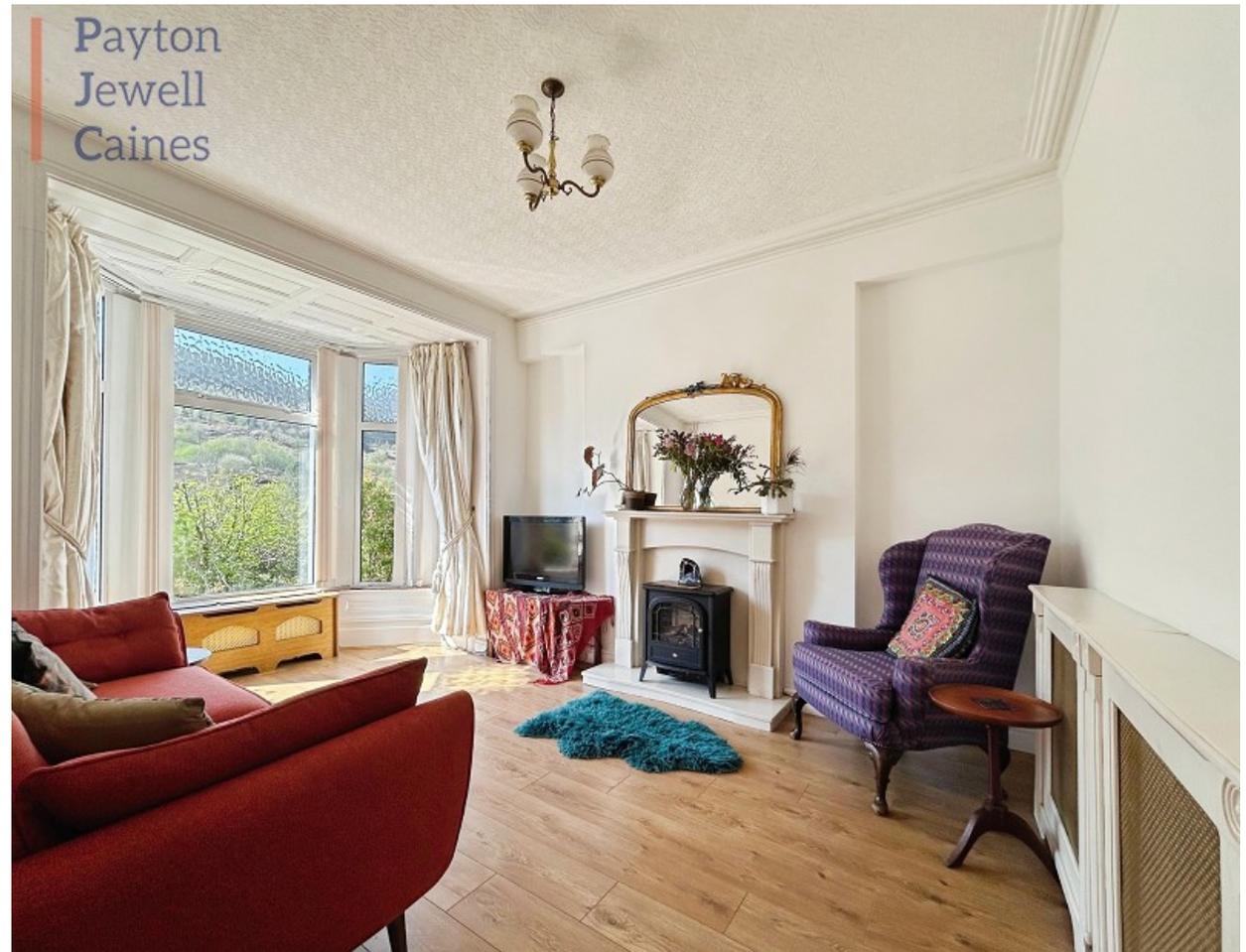


Bethania Villa, Nanthir Road,  
Blaengarw, Bridgend County. CF32  
8BL

Unique 1900s Edwardian stone fronted four bedroom spacious detached family home, benefiting from many original features with spectacular mountainside views. The property comprises spacious entrance hall, TWO RECEPTION ROOMS, kitchen/diner, downstairs w.c. utility, shower room, family bathroom, front, side and rear gardens.

£299,950

- 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



## DESCRIPTION

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.

## CONSERVATORY/SUN ROOM (17' 2" x 6' 5") or (5.23m x 1.95m)

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 (15' 8" x 11' 8") or (4.78m x 3.55m)

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 (11' 9" x 10' 0") or (3.57m x 3.06m)

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 (26' 4" x 10' 9") or (8.02m x 3.27m)

Overlooking the rear garden via PVCu double glazed window. The kitchen comprises a range of wall and base units in high gloss cream with complementary black square edge work surfaces housing a stainless steel one and half bowl sink with chrome mixer tap. Built in oven, hob and extractor and space for fridge/freezer.

## DINING AREA

Decorative coving, feature panelling surrounding the window, skirting, radiator, continuation of the oak laminate flooring and large window overlooking the sun room with beautiful mountainside views.

## DOWNSTAIRS W.C.

Obscured PVCu window overlooking the side of the property, skirting, tiled flooring and radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome taps and decorative tiled splash back.



## UTILITY (8' 10" x 5' 6") or (2.70m x 1.67m)

Wall mounted combination boiler which was installed in May 2024, PVCu window overlooking the side of the property and PVCu part glazed door leading to the rear courtyard. Tiled flooring, freestanding base unit housing a stainless steel sink with mixer tap and work surface. Space and plumbing for washing machine, dishwasher and tumble dryer.

## 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 (11' 11" x 11' 11") or (3.64m x 3.63m)

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

## BEDROOM 2 (10' 9" x 9' 7") or (3.27m x 2.91m)

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

## BEDROOM 3 (11' 3" x 9' 10") or (3.44m x 3.0m)

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

## BEDROOM 4 (10' 10" x 7' 6") or (3.31m x 2.29m)

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

## SHOWER ROOM (6' 7" x 4' 5") or (2.0m x 1.34m)

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 (8' 11" x 5' 9") or (2.72m x 1.74m)

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.

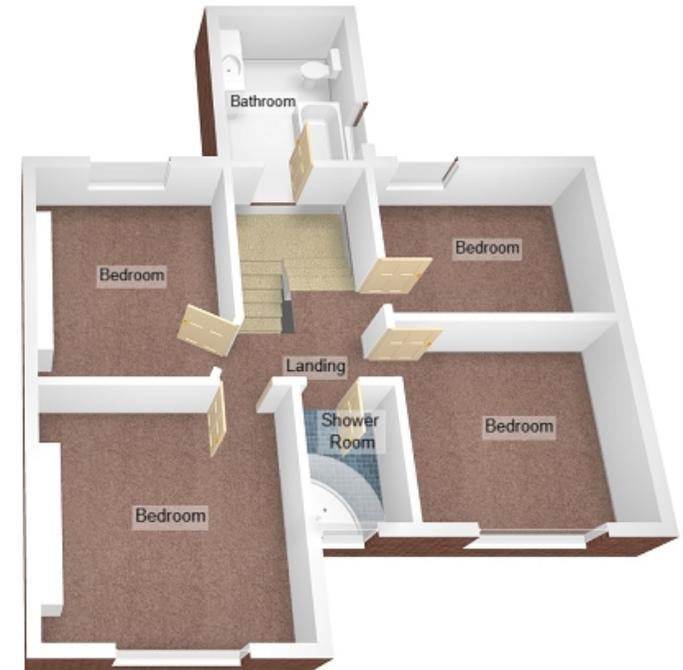


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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