

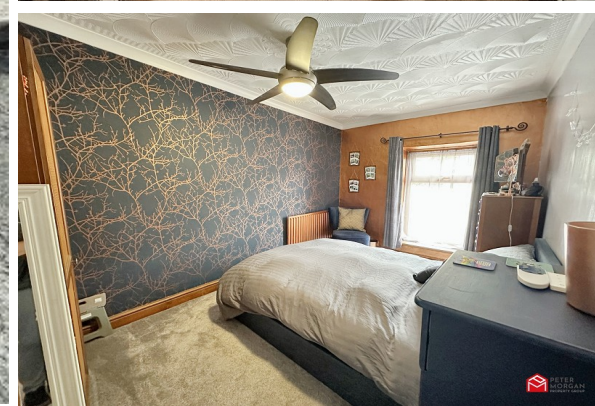


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



23 Caedu Road, Ogmore Vale, Bridgend, Bridgend County. CF32 7DR



**£125,000**



## Main Features

- Mid terraced home
- 3 bedrooms
- Open plan lounge/ dining room
- First floor bathroom
- Tiered rear garden with cellar
- Situated in a very popular location
- convenient for local park, shops, cycle track, school, leisure centre and amenities
- Approximately 7 miles from the M4 at Jct 36
- uPVC double glazing and combi gas central heating
- Council tax band: A. EPC: D

## General Information

MID TERRACE 3 BEDROOM HOME WITH OPEN PLAN LOUNGE/ DINING ROOM AND FIRST FLOOR BATHROOM.

Situated in a very popular location, convenient for local park, shops, cycle track, school, leisure centre and amenities. Approximately 7 miles from the M4 at Jct 36.

This home has accommodation comprising hallway, open plan lounge/ dining room, fitted kitchen/ breakfast room, first floor landing, fitted bathroom and 3 bedrooms. Externally there is a tiered rear garden with cellar.

This home benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Hallway

uPVC door to front. Radiator. Laminate flooring. Staircase to first floor.

### Lounge/Dining Room

Dual aspect room with uPVC double glazed windows to front and rear. Laminate flooring. 2 radiators.

## Kitchen

uPVC double glazed window and door to rear. Fitted kitchen comprising a range of wall mounted and base units. Integral electric oven and hob. Tiled splashback. Laminate flooring. Understairs cupboard.

## FIRST FLOOR

### Landing

Access to loft. Carpet.

### Bathroom

uPVC double glazed window to rear. 3 piece suite comprising panelled bath with overhead shower, close coupled w.c and sink set in vanity unit. Part tiled walls. Storage cupboard housing combi gas central heating boiler.

### Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator.

### Bedroom 2

uPVC double glazed window to rear. Radiator. Wooden flooring.

### Bedroom 3

uPVC double glazed window to front. Exposed wooden floorboards. Radiator.

## EXTERIOR

### Cellar

Accessed via wooden door from garden. Power and lighting. Space and plumbed for washing machine.

### Rear Garden

Enclosed tiered garden with rear lane access. Laid to lawn. Steps to patio area.

## 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

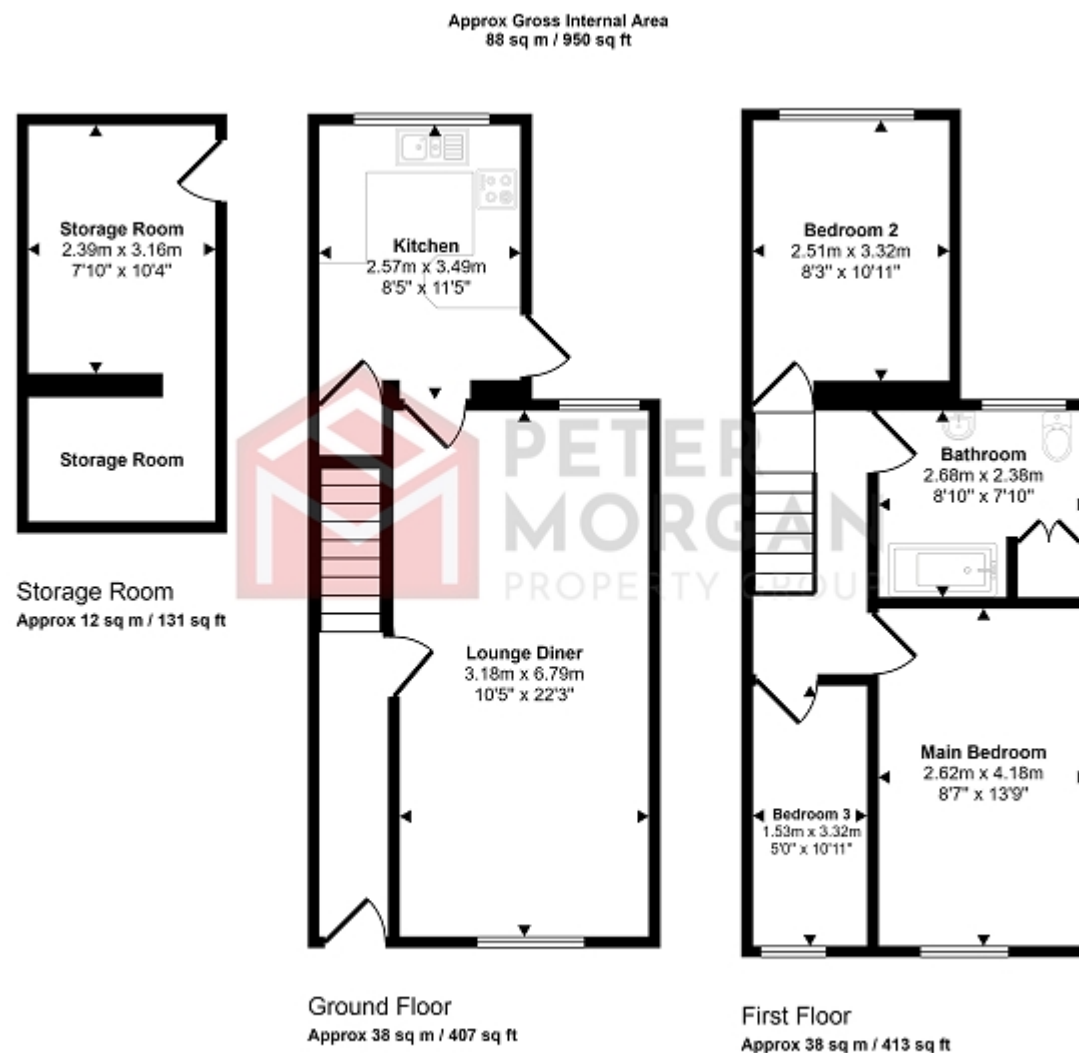
**Tenure** Freehold











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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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



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