

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



8a High Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7AD



Offers In Region Of **£230,000**

## Main Features

- Must be viewed. Fully renovated throughout. Everything brand new. Council Tax Band B. ER:C.
- 4 bedroom, 4 storey mid terraced home
- Bathroom, ensuite shower and 2 cloakrooms
- Indoor/ outdoor kitchen/ dining/ garden via bi fold doors
- Situated within the heart of the Village. Convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track
- The M4 is within 7 miles at Junction 36
- Fully fitted kitchen finished with Quartz worktops and integral appliances
- Master bedroom suite with ensuite shower and cloakroom
- Landscaped rear garden with remote control secure roller door to driveway
- uPVC double glazing and combi GCH. Burglar alarm, CCTV and more

## General Information

MUST BE VIEWED!! FULLY RENOVATED THROUGHOUT!! BRAND NEW EVERYTHING! 4 BEDROOM, 4 STOREY MID TERRACED HOME BENEFITTING FROM SECURE PARKING, BATHROOM, ENSUITE SHOWER, 2 CLOAKROOMS AND INDOOR/ OUTDOOR KITCHEN/ DINING/ GARDEN VIA BI FOLD DOORS AND MORE!!

Situated within the heart of the Village, convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track. The M4 is within 7 miles at Junction 36.

This home has accommodation comprising ground floor hallway, open plan lounge, lower floor fully fitted kitchen/ dining room finished with Quartz worktops and charcoal woodgrain doors and all integral appliances, cloakroom. First floor family bathroom and 3 bedrooms. Second floor master suite with ensuite shower and cloakroom. Landscaped rear garden with remote control secure roller door to driveway.

This home benefits from uPVC double glazing, combi gas central heating, burglar alarm, CCTV and more.

## GROUND FLOOR

### Hallway

Composite double glazed front door. Designer vertical radiator. Burglar alarm control panel. Grey woodgrain Kamaro flooring. Double doors to cloaks cupboard. Boxed in electric meter and consumer unit. Inset ceiling spotlights. Plastered walls and ceiling. White vertical panelled door to

### Lounge

(27' 11" x 12' 6" x 14' 8") or (8.52m x 3.82m x 4.46m)  
uPVC double glazed windows to front and rear, having views of hills over gardens and rooftops. Staircases with glass inserts to first and lower ground floors. 2 vertical designer radiators. Fitted media unit wired for wall mounted TV, housing CCTV and media cabinet. Ceiling spotlights. Boxed in gas meter. Six multi media TV sockets. 14 USB charging points. 12 double power points. Newly fitted grey carpet. Plastered walls and ceiling. Smoke alarm.

### Lower Ground Floor

### Kitchen / Dining Room

(27' 2" x 10' 4" x 6' 7") or (8.28m x 3.16m x 2.00m)  
uPVC double glazed bi folding doors to rear garden. Fully fitted brand new kitchen finished with charcoal grey woodgrain doors and Quartz worktops with upstands. 1.5 bowl stainless steel inset sink unit with monobloc extendable tap. Integral 'Neff' oven, grill, microwave, induction hob, dishwasher, fridge freezer and extractor hood. 2 vertical designer radiators. Grey woodgrain Kamaro flooring. Inset ceiling spotlights. 10 USB charging points. 8 double power points. Staircase with glass inserts to ground floor. Wired for wall mounted TV. Smoke alarm. Plastered walls and ceiling. Recess with base unit and Quartz worktop.

## Cloakroom

(3' 9" x 2' 11" x 2' 5") or (1.14m x 0.88m x 0.73m)

Fully tiled walls. Chrome heated towel rail. Close coupled w.c with push button flush and space saving hand wash basin with monobloc tap. Newly fitted grey woodgrain Kamaro flooring. Plastered ceiling. Inset ceiling spotlights. Extractor fan.

## FIRST FLOOR

### Landing

Balustrade with glass insert. Newly fitted grey carpet. Inset ceiling spotlights. Plastered walls and ceiling. Smoke alarm. Vertical panelled white doors to bedrooms bathroom and 1/2 turn carpeted staircase to second floor.

### Family Bathroom

(5' 10" x 5' 9") or (1.78m x 1.75m)

Brand new fitted white 3 piece bathroom comprising close coupled w.c with push button flush, handwash basin with monobloc tap set in vanity unit and tiled panelled bath with mixer tap and overhead Rainstorm mixer shower with hairwash spray. Glass screen. Chrome heated towel rail. Fully tiled walls and floor. Plastered ceiling with inset spotlights and extractor fan.

### Bedroom 2

(12' 11" x 12' 11" x 9' 5") or (3.93m x 3.93m x 2.88m)

uPVC double glazed window to front. Plastered walls and ceiling. Vertical designer radiator. Overstairs storage cupboard. Plastered walls and ceiling. 6 USB charging points. 5 double power points. Two multimedia wall mounted TV points. Newly laid fitted grey carpet.

### Bedroom 3

(8' 11" x 8' 3" x 7' 4") or (2.73m x 2.52m x 2.24m)

uPVC double glazed window to rear with hillside views overlooking gardens and roof tops. Vertical designer radiator. Newly fitted grey carpet. 8 USB charging points. 6 double power points. Plastered walls and ceiling. Two multimedia wall mounted TV points.

### Bedroom 4

(9' 0" x 7' 1" x 5' 1") or (2.75m x 2.17m x 1.54m)

uPVC double glazed window to rear with hillside views overlooking gardens and roof tops. Vertical designer radiator. Newly fitted grey carpet. Plastered walls and ceiling. 4 USB charging points. 3 double power points. Two multimedia TV points.

## SECOND FLOOR

### Master Bedroom

Double glazed skylight windows with hillside views to front and rear. 2.6m high wood beam vaulted ceiling. Designer radiator. Newly fitted cream carpet. 9 double power points. 8 USB charging points. Multimedia TV points. Smoke alarm. Chrome heated towel rail. Two low level panelled doors to carpeted and illuminated attic storage spaces. Open plan to

### Ensuite Shower

(8' 0" x 2' 11") or (2.45m x 0.88m)

Large shower area with Rainstorm mixer shower and hairwash spray. Fully tiled walls and floor. Plastered ceiling. Inset ceiling spotlights. Extractor fan.

### Cloakroom

(5' 2" x 2' 11") or (1.57m x 0.90m)

Fully tiled walls and floor. Close coupled w.c with push button flush and space saving sink bowl with monobloc tap. Illuminated vanity mirror. Carbon monoxide detector. Plastered ceiling. Inset spotlights. Extractor fan. Built in cupboard housing newly fitted combi gas central heating boiler.

### **Rear Garden And Parking**

Westerly facing. Fully landscaped to flagstone patio and artificial grass lawn with spotlights. Brick pillars and glass inserts. Outside power points. Block built boundary walls. Remote control electric, secure roller vehicular door from Corbett Street at rear. Driveway parking laid with stone, block paved and paved pathway. External power point.

### **Mortgage Advice**

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

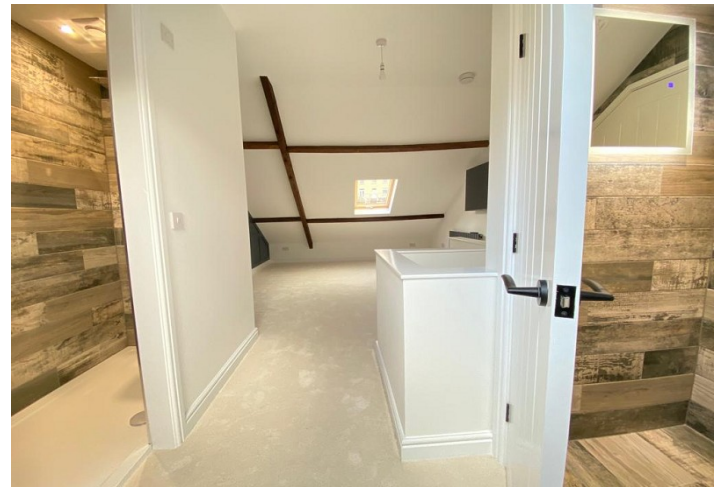
**Current council tax banding** B

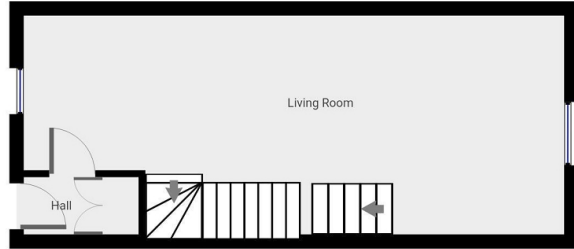
**Current heating type** Combi

**Tenure** Freehold

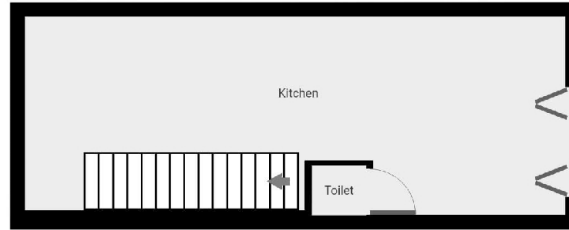




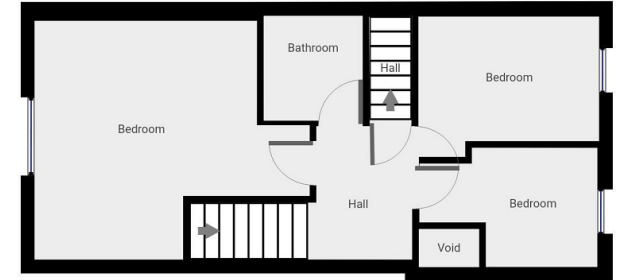




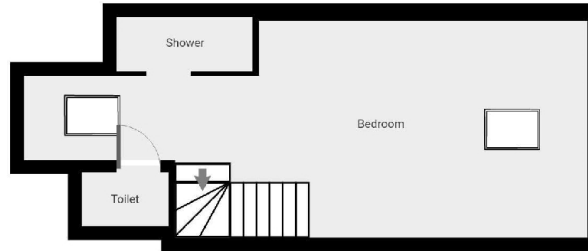
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | 86        |
| (69-80) <b>C</b>                                   | 79                      |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <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 £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.

### Neath Head Office

neath@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgend@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

maesteg@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Port Talbot

porttalbot@petermorgan.net

49 Station Road  
Mid Glamorgan  
SA13 1NW



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



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

**Bridgend Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgend@petermorgan.net  
Sales VAT No : 821850148  
Lettings VAT No : 33161993

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

