

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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13 Glyn Street, Ogmores Vale, Bridgend, Bridgend County. CF32 7AS



Offers In Region Of **£155,000**

Main Features

- Refurbished 3 bedroom detached home
- 2 reception rooms
- First floor family bathroom
- Far reaching views from front windows
- Tiered rear garden with potential
- uPVC double glazing & combi gas central heating
- Situated in a popular location within the Valley
- Convenient for leisure centre, school, cycle track & amenities
- Offered for sale with vacant possession
- Council Tax Band C. EPC:D.

General Information

REFURBISHED 3 BEDROOM DETACHED HOME WITH 2 RECEPTION ROOMS, FIRST FLOOR BATHROOM, FAR REACHING VIEWS FROM FRONT WINDOW & TIERED REAR GARDEN WITH POTENTIAL.

Situated in a popular location within the valley. This home has rear lane access and is convenient for leisure centre, school, cycle track and amenities. Approximately 7 miles from the M4 at Junction 36.

This home has accommodation comprising hallway, 2 reception rooms, kitchen, store room, 3 bedrooms & first floor bathroom.

Externally there are gardens to front & rear with rear vehicular access.

The property benefits from uPVC double glazing, combi gas central heating, plastered walls & ceilings, newly fitted carpets & vacant possession.

GROUND FLOOR

Hallway

uPVC double glazed front door. Wall mounted electric meter and consumer unit. Plastered walls and ceiling. Coving. Ceiling rose. Grey wood grain laminate flooring. Newly fitted Grey carpet to staircase with handrail leading to 1st floor. Wall mounted gas central heating thermostat. Wood panelled and part glazed doors to reception rooms.

Lounge

uPVC double glazed window with open views across Ogmores Vale to the front. Plastered walls and ceiling. Coving. Grey wood grain laminate flooring. Illuminated alcoves. Telephone point. Boxed in gas meter.

Sitting / Dining Room

uPVC double glazed window with open views across Ogmores Vale to front. Plastered walls and ceiling. Coving. Ceiling, roses. Grey wood grain laminate flooring. Recessed stone fireplace. Alcoves.

Inner Hallway

Under stairs store cupboard with light. Tiled floor. Plastered walls and ceiling. Open doorway to

Kitchen

Two windows to rear. uPVC double glazed door to lean too. Glass block feature wall. Fitted kitchen finished with gloss White doors, brushed steel handles, stone effect worktops with brick style tiled splash back's, integral stainless steel oven grill and microwave. Ceramic hob. Plumbed for washing machine. Radiator. Tiled floor. Plastered walls and ceiling. 1 1/2 bowl Stainless steel sink unit with mixer tap. Radiator.

Laundry/ Store Room

uPVC double glazed door to side. Tiled floor. Polycarbonate roof.

FIRST FLOOR

Landing

Balustrade and spindles. Loft entrance. Plastered walls and ceiling. Coving. Ceiling rose. Newly fitted Grey carpet. White wooden panel doors to bedrooms and

Family Bathroom

Two uPVC double glazed windows to rear. Fitted three-piece suite in White comprising close coupled WC, pedestal hand wash basin & panel bath with overhead electric shower. Tiled walls. Tiled floor. Plastered ceiling with inset spotlights. Radiator. Airing cupboard housing wall mounted Combi gas central heating boiler.

Bedroom 1

uPVC double glazed window with open views across Ogmores Vale to front. Plastered walls and ceiling. Radiator. Newly fitted Grey carpet. Brushed steel electrical fittings.

Bedroom 2

Two uPVC double glazed windows with open views across Ogmores Vale to front. Plastered walls and ceiling. Ceiling rose. Radiator. Newly fitted Grey carpet. Brushed steel electrical fittings.

Bedroom 3

uPVC double glazed window to rear. Grey wood grain laminate flooring. Plastered walls and ceiling. Radiator. Brushed steel electrical fitting.

EXTERIOR

Front Garden

Slightly elevated front garden with far-reaching open views over Ogmores Vale and hills. Laid with paved patio. Accessed via nine low rising steps with handrail and gate. Side pathway and steps leading to

Rear Garden

A large tiered rear garden with rear lane vehicle access and enjoying exceptional far-reaching views across Ogmores Vale and hillsides. Garden requires landscaping and currently comprises, wood decking, tiered flat areas, dry stone walls and stone and block outbuildings requiring improvement. The garden has much potential.

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 C

Current heating type Combi

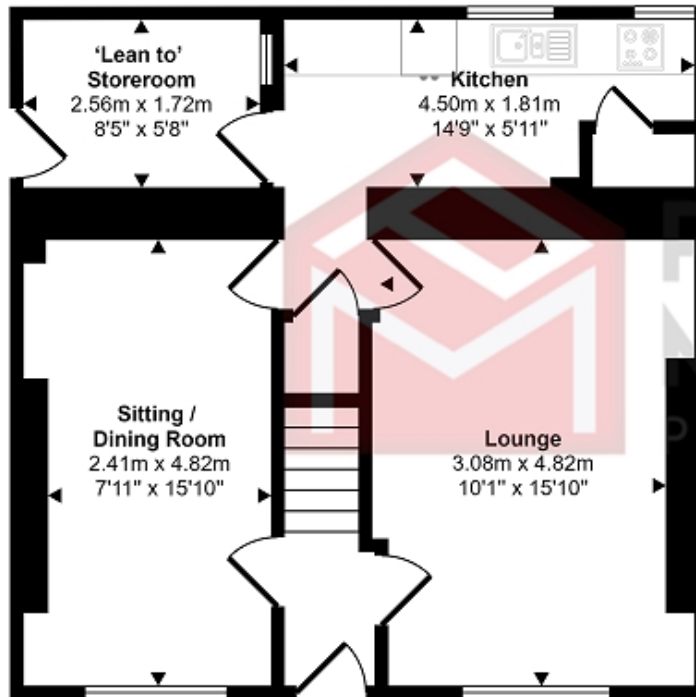
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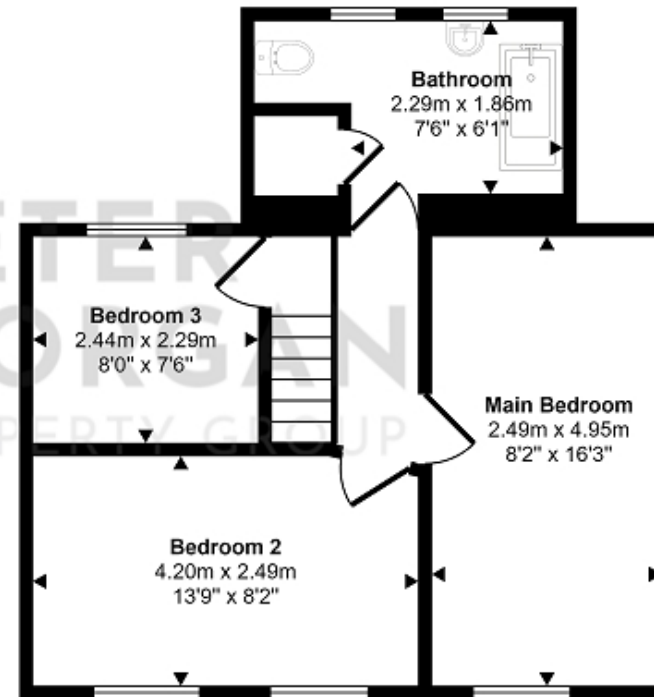




Approx Gross Internal Area
93 sq m / 1004 sq ft




Ground Floor
Approx 52 sq m / 558 sq ft



First Floor
Approx 41 sq m / 446 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 £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



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Bridgend Branch
16 Dunraven Place, Bridgend. CF31 1JD
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