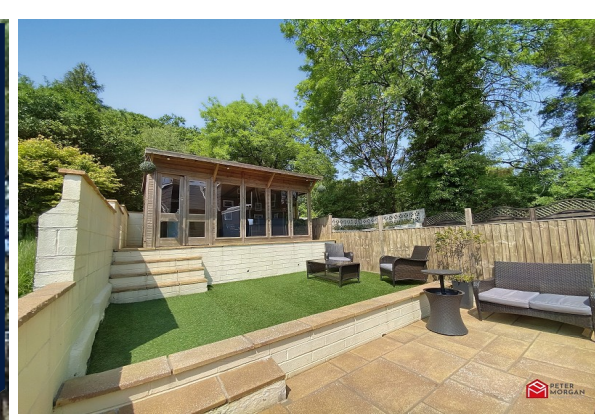


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



23 Hendre Avenue, Ogmore Vale, Bridgend, Bridgend County. CF32 7HD



Offers In Region Of **£165,000**

Main Features

- Immaculately presented 3 bedroom semi detached home
- 2 reception rooms
- Fully fitted kitchen
- Landscaped gardens
- Detached garden studio/ mancave
- Situated in a slightly elevated position on a plot that backs on to woodland
- Approximately 8 miles from the M4 at Junction 36. Convenient for local shop, Public House, The Celtic Trail Cycle Track and playing fields
- Approximately 1 mile from leisure centre, school and Village centre
- uPVC double glazing and combi GCH
- Council Tax Band: B. EPC: D

General Information

IMMACULATELY PRESENTED 3 BEDROOM SEMI DETACHED HOME BENEFITTING FROM 2 RECEPTION ROOMS, FULLY FITTED KITCHEN, LANDSCAPED GARDENS, DETACHED GARDEN STUDIO/ MANCAVE AND MORE.

Situated in a slightly elevated position on a plot that backs on to woodland. Approximately 8 miles from the M4 at Junction 36. Convenient for local shop, Public House, The Celtic Trail Cycle Track and playing fields. Approximately 1 mile from leisure centre, school and Village centre.

This home has accommodation comprising ground floor hallway, lounge, open plan dining room, fully fitted kitchen, rear hallway, shower room and w.c. First floor landing and 3 bedrooms.

Externally there are landscaped gardens to front and rear. External storage building and studio/ mancave / playroom with rear garden. This home benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

PVC double glazed front door. Wall mounted electric meter and consumer unit. Radiator with decorative cover. Tiled floor. Coved ceiling. Oak part glazed doors to living rooms.

Lounge

uPVC double glazed bow window to front. Illuminated recessed fireplace with split stone tiled backing and granite hearth. Spot lit alcoves recessed and wired for wall mounted television. Grey woodgrain laminate flooring. Plastered walls and ceiling. Coving. Radiator. Polished chrome electrical fittings.

Dining Room

Open plan themed room with carpeted and spindled staircase to 1st floor. Oak door to under stairs store cupboard. uPVC double glazed window to rear. Alcoves. Radiator. Polished chrome electrical fitting. Coving and ceiling rose. Laminate flooring. Glazed oak double doors to

Kitchen

uPVC double glazed window to side. Fully fitted contemporary kitchen finished with high gloss white doors and brushed steel handles. Illuminated Butchers block wood worktops with upstands & tiled splashbacks. 1.5 bowl stainless steel sink unit with mixer tap. Integral oven, grill, hob, extractor hood, fridge freezer and microwave. Plumbed for washing machine. Laminate flooring. LED floor level kickboard lights. Brushed steel electrical, fittings. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Part glazed Oak door to

Rear Hallway

uPVC double glazed stable door to rear. Tiled floor. Part tiled walls. Coving. Brushed steel electrical fittings. Oak door to cloakroom. Folding Oak door to

Shower Room

uPVC double glazed window to rear. Fitted two-piece suite in white comprising semi pedestal hand wash basin with monobloc tap, shower cubicle with rainstorm shower and hair wash spray. Chrome heated towel rail. Tiled walls. Tiled floor. Plastered ceiling. Inset ceiling spotlights. Extractor fan.

Cloakroom

uPVC double glazed window to side. Close coupled WC in white with push button flush. Chrome heated towel rail. Tiled walls. Tiled floor. Plastered ceiling.

FIRST FLOOR

Landing

uPVC double glazed window overlooking rear garden and woodland. Balustrade and spindles. Fitted carpet. Coving. Smoke alarm. Ceiling rose. Fitted double wardrobe with overhead storage. Natural wood panelled doors to bedrooms.

Bedroom 1

uPVC double glazed window with views of hills and woodland to front. Fitted Roman blind. Fitted wardrobe housing wall mounted Combi gas central heating boiler. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window overlooking rear garden and woodland. Grey woodgrain vinyl flooring. Radiator with decorative cover. Coving.

Bedroom 3

uPVC double glazed window to front with views of hills and woodland. Radiator. Loft access to part boarded attic with light and skylight window to rear. Coving. Laminate flooring.

EXTERIOR

Front Garden

Landscaped and reconstructed elevated front garden. Laid with paved patio and ornate steel railings and gate with Welsh dragon emblem. Paved steps and outer porch with courtesy light to front door.

Rear Garden

The rear garden backs onto woodland, providing a green peaceful setting. Fully landscaped and tiered rear garden as follows..

Courtyard

Laid with concrete. Water tap. Block boundary wall. Steps with handrail to garden.

Brick Built Outbuilding

Window and door to garden. Electric power points.

Garden Area

Landscaped to paved patio and artificial turf. Block built walls with fencing. Outdoor power points.

Summer House/ Studio/ Garden Room

Wood framed with full length windows and double doors to garden. Electric light and power points. Brushed steel electrical fitments. Grey woodgrain vinyl flooring. Electric fire.

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 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

B

Current heating type

Combi

Tenure

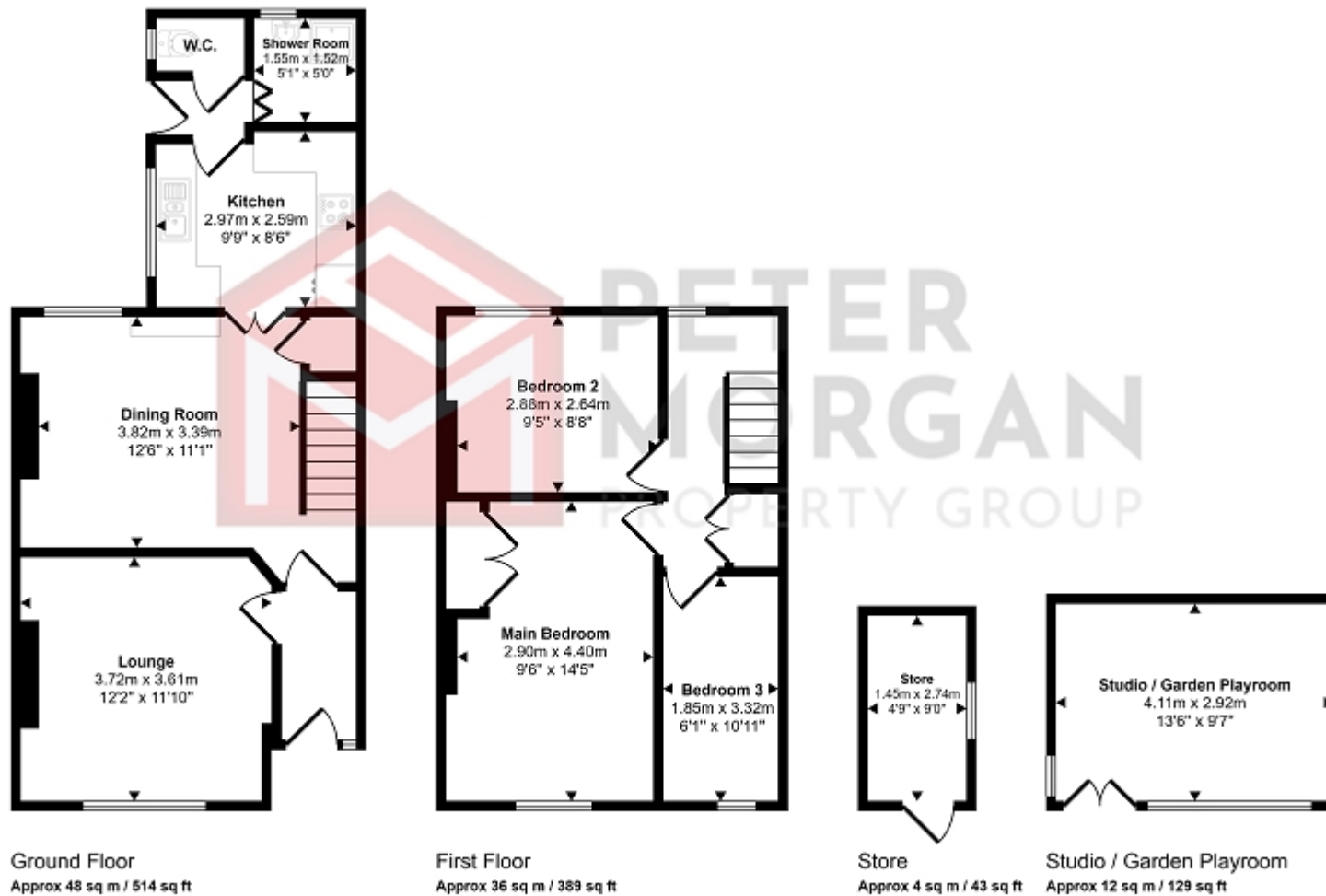
Freehold








Approx Gross Internal Area
100 sq m / 1075 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		83
(69-80) C		
(55-68) D	61	
(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



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
VAT No : 821850148

www.petermorgan.net
03300 563 555

