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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



3 Ardwyn Place, Ogmores Vale, Bridgend, Bridgend County. CF32 7BW



**£145,000**

## Main Features

- 3 double bedroom
- Double Bay fronted end of terraced home
- Two reception rooms
- Situated in an elevated position
- Courtyard style gardens to front & rear
- uPVC double glazing & Combi gas central heating
- Carpets & fitted blinds to remain
- A popular location within a few hundred meters from local shops, bus link and the Celtic Trail Cycle Track. Convenient for local school, leisure centre and amenities
- Approximately 7 miles from the M4 at Junction 36
- Council Tax Band C. ER:E

## General Information

3 DOUBLE BEDROOM, DOUBLE BAY FRONTED, END OF TERRACED HOME.

Situated in an elevated position with open aspect to the front. A popular location within a few hundred meters from local shops, bus link and the Celtic Trail Cycle Track. Convenient for local school, leisure centre and amenities. Approximately 7 miles from the M4 at Junction 36.

The property has accommodation comprising hallway, lounge, dining room, fitted kitchen, rear hallway. First floor landing, bathroom & 3 double bedrooms.

Externally there are courtyard style gardens to front and rear.

This home benefits from uPVC double glazing and combi gas central heating. Carpets and fitted blind are to remain.

## GROUND FLOOR

## Hallway

Composite double glazed front door. Carpeted staircase with handrails to first floor. Period archway. Fitted carpet. Wood panelled door to

## Lounge

uPVC double glazed bay window to front. Stone feature fireplace with marble hearth with mantle. Display shelving. Wall and ceiling lights. Radiator. Fitted carpet. Door way leading to the stairs store cupboard, kitchen and

## Dining Room / Sitting Room

uPVC double glazed bay window to front. Radiator. Telephone and Internet connection points. Fitted carpet.

## Kitchen

uPVC double glazed windows to side. Fitted kitchen finished with traditional wood doors and brass effect handles. Granite affect worktops. 1 1/2 bowl composite sink unit with mixer taps. Tiled splash back's. Integral oven, grill, hob and extractor hood. Dishwasher. Plumbed for washing machine. Space for tumble dryer. Recess for fridge/freezer. Cushion flooring. Inset ceiling spotlights. Telephone point. Radiator. Boxed in electrical consumer unit and meter. Door to

## Rear Hallway

uPVC double glazed door to rear. Cushion flooring.

## FIRST FLOOR

## Landing

Fitted carpet. White colonial style panelled doors to bedrooms and bathroom. Radiator. Loft access. Fitted wardrobe.



## Bathroom

uPVC double glazed window to rear. Three-piece suite comprising close coupled WC, pedestal hand wash basin with lever taps & panel bath with lever taps and overhead mixer shower and hair wash sprays. Glass screen. Airing cupboard housing wall mounted Combi gas central heating boiler. Wood panelled and tiled walls. Tiled floor. Radiator.

## Bedroom 1

Two uPVC double glazed windows with open aspect. Fitted carpet. Radiator. Telephone point. TV connection point.

## Bedroom 2

uPVC double glazed window with open aspect to front. Carpet. Radiator.

## Bedroom 3

uPVC double glazed window to side with vertical blind. Radiator. Fitted carpet. TV connection.

## EXTERIOR

### Front Garden

Galvanised steel gate and railings. Laid with paved patio having views of Woodlands and hills. External gas meter box.  
Galvanised steel gated access to side pathway leading to

### Rear Garden

Courtyard style rear garden with stone built boundary walls and outbuilding with tiled roof. Water tap. Garden shed. Floodlight.

### 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](mailto: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** C

**Current heating type** Combi

**Tenure** Freehold





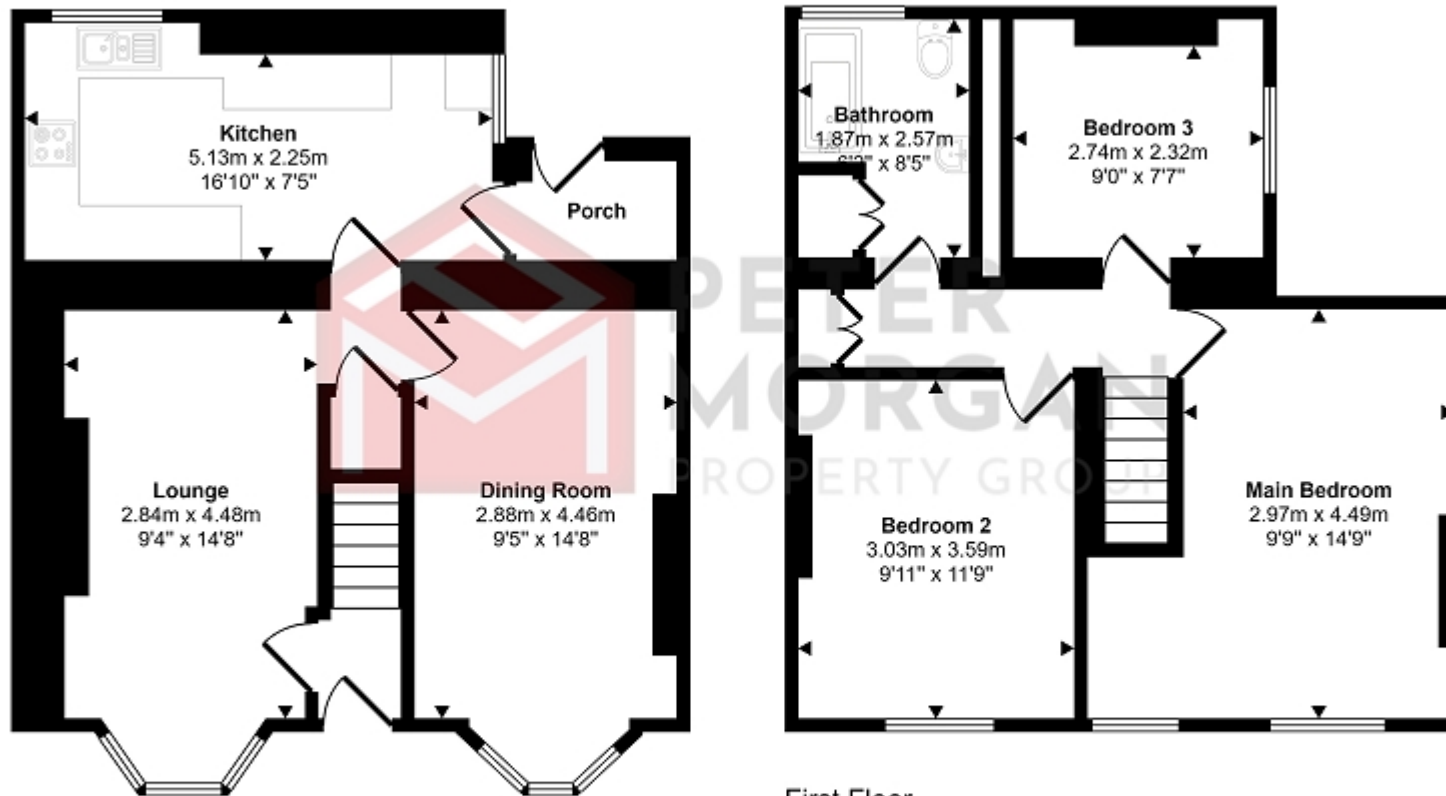








Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 53 sq m / 573 sq ft

First Floor  
Approx 48 sq m / 521 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.

### 3 Ardwyn Place, Ogmore Vale, Bridgend, Bridgend County. CF32 7BW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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.

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