

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



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



Offers In Region Of **£190,000**

## Main Features

- Well present 1990's built, 3 bedroom semi detached home
- Garage and driveway
- First floor bathroom and ground floor cloakroom
- Open plan fitted kitchen with cooking range and American fridge freezer
- French doors providing indoor/ outdoor living
- Landscaped rear garden with woodland aspect
- Situated in a slightly elevated position in a popular location. 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 gas central heating
- Council Tax Band B. EPC: C

## General Information

WELL PRESENTED 1990'S BUILT, 3 BEDROOM SEMI DETACHED HOME, BENEFITTING FROM GARAGE, DRIVEWAY, FIRST FLOOR BATHROOM AND GROUND FLOOR CLOAKROOM, OPEN PLAN FITTED KITCHEN WITH COOKING RANGE AND AMERICAN STYLE FRIDGE FREEZER AND FRENCH DOORS, PROVIDING INDOOR/ OUTDOOR LIVING TO LANDSCAPED REAR GARDEN WITH WOODLAND ASPECT.

Situated in a slightly elevated position in a popular location with the huge benefit of having a garage and driveway at the front. 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 kitchen, cloakroom, first floor landing, modern bathroom and 3 bedrooms. This home benefits from uPVC double glazing and combi gas central heating.

Ideal family home or first time purchase.

## GROUND FLOOR

### Hallway

uPVC double glazed front door with matching side panel. Carpeted and spindled staircase to 1st floor. Laminate flooring. Radiator. Plastered walls. Textured ceiling. Wall mounted electrical consumer unit. Telephone and Internet connection points. Understairs store cupboard. Vertical panelled Oak doors to living areas and..

### Cloakroom

uPVC double glazed window to side. Close coupled w.c in white with push button flush. Tiled effect vinyl clad walls. Tiled floor. Chrome heated towel rail.

### Lounge

uPVC double glazed window with views over Hendre Avenue and hills. Radiator. Laminate flooring. Plastered walls. Textured and coved ceiling.

### Kitchen / Dining Room

uPVC double glazed window and French doors to rear garden, providing indoor/ outdoor living arrangement. Fitted kitchen finished with gloss white doors, brushed steel handles and granite effect worktops with upstands. Composite sink unit with extendable tap. Plumbed for dishwasher and washing machine. Space for tumble dryer. Multifuel (gas and electric) cooking range, providing double oven ( one gas and one electric) gas grill and five ring gas hob with wok ring. Matching extractor hood and glass splash plate. American style fridge freezer to remain. Radiator. Tile effect Karndean flooring. Plastered walls and ceiling. Coving.

## FIRST FLOOR

### Landing

uPVC double glazed window to side. Balustrade with spindles. Fitted carpet. Attic entrance with loft ladder to boarded attic space with light. Vertical panelled Oak doors to bedrooms and..

## Bathroom

uPVC double glazed window to rear. Fitted contemporary three piece suite in white comprising close couple w.c with push button flush, hand wash basin with monobloc tap set in vanity unit with high gloss white doors and shower bath with mixer tap and overhead mixer shower with hair wash spray. Folding glass screen. Tile effect vinyl panelled walls. Laminate flooring. Chrome heated two meter high towel rail. Mirrored cabinet. Shaver point. Airing cupboard housing wall mounted combi gas central heating boiler.

## Bedroom 1

uPVC double glazed window to rear overlooking rear garden and woodland. Roller blind. Laminate flooring. TV connection. Radiator. Plastered walls. Textured ceiling.

## Bedroom 2

uPVC double glazed window overlooking Hendre Avenue, woodland and hills to front. Radiator. Laminate flooring. Plastered walls. Textured ceiling. Radiator.

## Bedroom 3

uPVC double glazed window overlooking Hendre Avenue, woodland and hills to front. Laminate flooring. Plastered walls. Textured ceiling. Radiator. Built-in wardrobe.

## EXTERIOR

### Front

### Lower Ground Floor

Driveway parking for one car leading to lower ground floor garage with electric remote control roller door. Electric light and power. Storage units.

## Front Garden

Landscape & elevated, laid with decorative stone. Brick dwarf and retaining walls. Low rising paved steps. Outer canopy and courtesy light to main entrance door. External gas and electric meter boxes. Gated paved pathway leading to..

## Rear Garden

Fully landscaped and tiered, low maintenance rear garden, backing onto woodland and hills. Laid with paved patio areas and artificial turf. Wood fencing. The garden is West facing and enjoys afternoon and evening sunshine and is not overlooked at the rear.

## 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** B

**Current heating type** Combi

**Tenure** Freehold

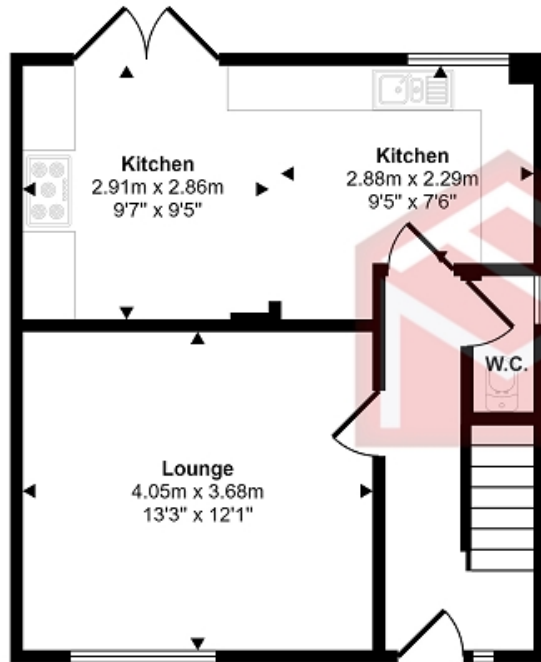




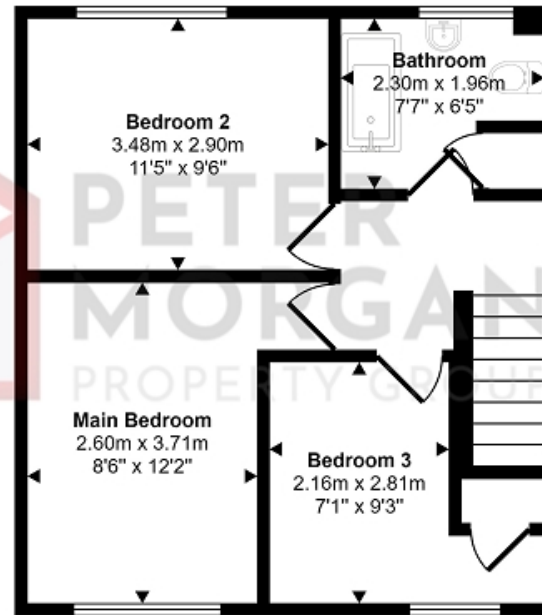




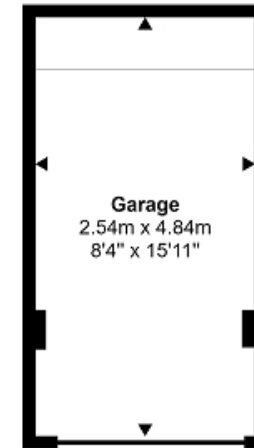
Approx Gross Internal Area  
93 sq m / 996 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft




First Floor  
Approx 40 sq m / 433 sq ft



Garage  
Approx 12 sq m / 133 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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 Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW





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 County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

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

