

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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2 Elm Terrace, Ogmores Vale, Bridgend, Bridgend County. CF32 7DT



£140,000

Main Features

- Semi detached Edwardian home with character and views to the front
- 3 double bedrooms
- Lounge/ dining room
- Kitchen, utility room & walk in pantry
- Elevated garden to front and tiered garden to rear
- M4 is accessible at Jct 36 (7 miles approx)
- Situated in a central location within the village
- School, shops, cycle track, leisure centre are all within 1/2 mile
- Gas central heating and uPVC double glazing
- Council Tax Band : C. EPC:F

General Information

3 DOUBLE BEDROOM EDWARDIAN SEMI DETACHED HOME WITH CHARACTER & SOME ORIGINAL FEATURES IN AN ELEVATED POSITION WITH VIEWS FROM THE FRONT AND LOTS OF POTENTIAL.

Situated in a central location within the village. School, shops, cycle track, leisure centre are all within 1/2 mile. The M4 is accessible at Jct 36 (7 miles approx).

This home has accommodation comprising ground floor hallway, walk- in pantry, kitchen, lounge/ dining room, utility room and cloakroom. First floor landing, family bathroom and 3 double bedrooms. Externally there is an elevated forecourt style front garden and tiered garden to rear.

The property benefits from gas central heating and uPVC double glazing.

GROUND FLOOR

Main Hallway

uPVC double glazed door and window to front. Spindled and carpeted quarter turn staircase with handrail to 1st floor. Understairs recess and store cupboard. Radiator. Original corniced ceiling and dado rails. Telephone and Internet connection points. Wall mounted electric meter and consumer unit. Coat rail. Original doors to reception rooms, kitchen and...

Walk In Pantry

PVC double glazed window with vertical blind to front. Shelving. Fitted carpet. Ceiling light.

Kitchen

2 uPVC double glazed windows to rear. A range of fitted wall mounted and base units. 1 1/2 bowl porcelain sink unit with mixer tap. Tiled splashbacks .Electric cooker and fridge to remain. Freestanding gas central heating boiler with wireless thermostat (Hive). Built-in cupboards to alcoves. Fitted carpet.

Lounge/Dining Room

Originally two rooms retaining two separate original doors to hallway, now connected via a square archway. uPVC double glazed bay window with far-reaching views across Ogmore Vale. Vertical blinds. Two radiators. Original cornicing and picture rails. TV connection point. Electric fire with marble effect hearth and backplate. Traditional wooden surround.

Utility Room

Rear entrance door to garden. Worktop. Plumbed for washing machine. Space for tumble dryer and freezer. Radiator. Carpet.

Cloakroom

uPVC double glazed window to side. Low-level WC. Wall mounted hand wash basin. Carpet.

FIRST FLOOR

Landing

Fitted carpet. Attic entrance with loft ladder. Original doors to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. Close coupled WC with push button flush, pedestal hand wash basin with mixer tap, panelled bath with mixer tap and overhead electric shower. Glass screen. Part tiled walls. Airing cupboard housing hot and cold water tanks and slatted shelves. Fitted carpet. Radiator.

Bedroom 1

uPVC double glazed window with far-reaching views over Ogmores Vale. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted wardrobe. Fitted carpet.

Bedroom 3

uPVC double glazed window with far-reaching views over Ogmores Vale to front. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Galvanised steel entrance gate, leading to steps with handrails, giving access to side. Paved pathway and further gate entrance to rear garden. Elevated forecourt style, paved patio front garden with views.

Rear Garden

Tiered Westerly facing garden as follows...

Brick style paved yard area. Water tap. Bin store. Stone steps with handrail to...

Garden Area

Laid to tiers, comprising paved patio, mature shrubs, ornamental trees and planting beds. 2 garden sheds. Greenhouse. Pedestrian gated access to rear lane.

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

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Gas

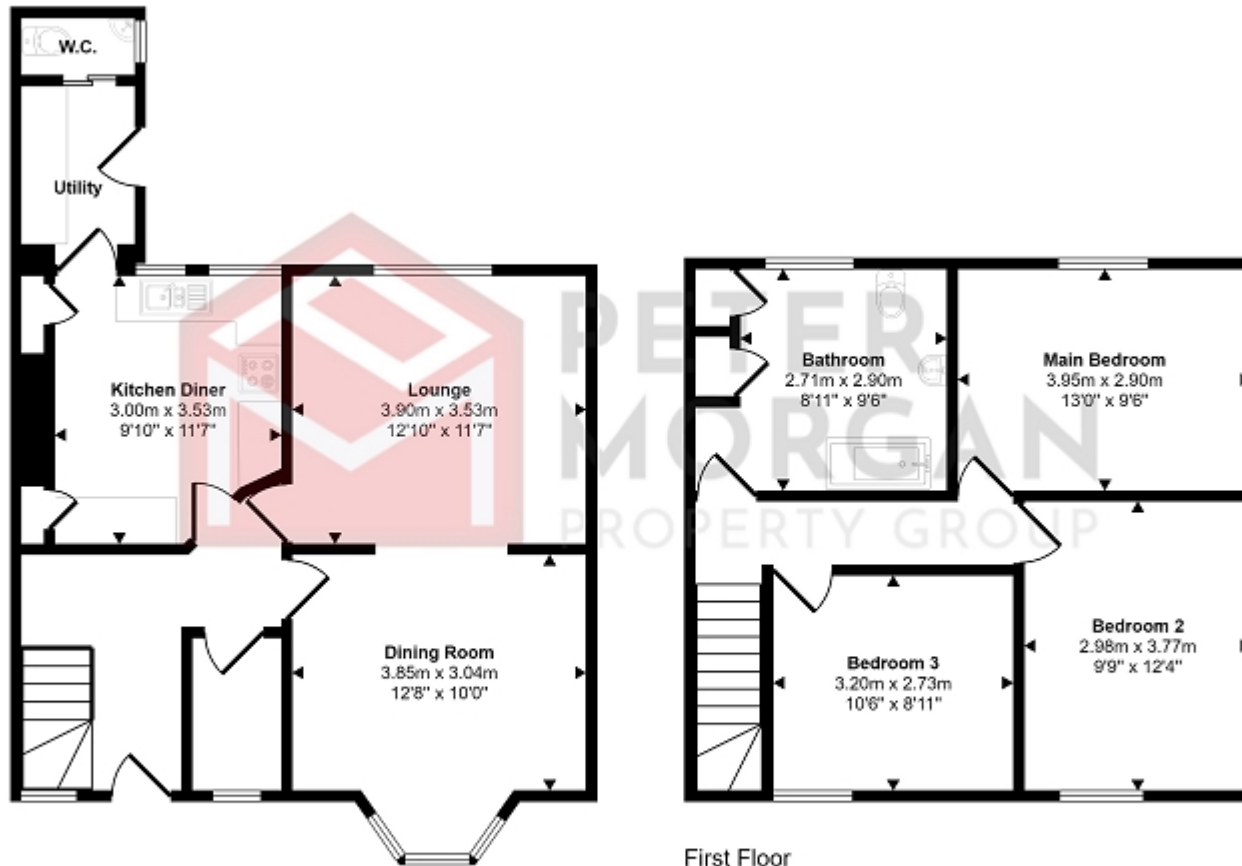
Tenure Freehold







Approx Gross Internal Area
108 sq m / 1157 sq ft




Ground Floor
Approx 57 sq m / 615 sq ft

First Floor
Approx 50 sq m / 542 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		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(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 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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