

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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1 High Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7AD



£170,000

Main Features

- Modernised 3 bedroom end of terrace home
- Detached garage with electronic door
- Fully fitted kitchen/ breakfast room with vaulted ceiling
- Open plan living/ dining room
- Fully modernised and renovated in 2018
- The M4 is within 7 miles at Junction 36
- Situated within the heart of the Village, convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track
- uPVC double glazing and Combi GCH
- Fitted carpets and blinds to remain
- Council Tax Band A. EPC:D

General Information

MODERNISED 3 BEDROOM END OF TERRACED HOME WITH LANDSCAPED FLAT GARDEN, DETACHED GARAGE WITH ELECTRONIC DOOR, FULLY FITTED WHITE GLOSS KITCHEN / BREAKFAST ROOM WITH VAULTED CEILING, OPEN PLAN LIVING ROOM, TOUGHENED GLASS STAIRCASE INSERTS, DRESSED STONE EXTERNAL WALLS & MORE!

This home was fully renovated and modernised in 2018 by a local reputable builder. Now having modern accommodation providing a blank canvas for new buyers decorating choices.

Situated within the heart of the Village, convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track. The M4 is within 7 miles at Junction 36.

This home has accommodation comprising vestibule, open plan lounge / dining room, fully fitted kitchen / breakfast room and fitted bathroom, both having vaulted ceilings. First floor landing and 3 bedrooms.

Flat landscaped West facing garden and garden w.c. / utility room and detached garage and side entrance

The property benefits from uPVC double glazing, combi gas central heating, fitted

carpets and blinds to remain.

GROUND FLOOR

Vestibule

Composite double glazed front door. Grey woodgrain tiled floor. Radiator. Plastered walls and ceiling. Boxed in electric meter and consumer unit. Part glazed door to..

Lounge/Dining Room

2 uPVC double glazed windows with fitted roller blinds to front. 2 radiators. Remote control, contemporary style electric fire. Wired for wall mounted TV. Under stairs store cupboard. Brushed steel electrical fittings. USB charging points. Television, telephone and Internet points. Fitted grey carpet. Plastered walls and ceiling. Quarter turn staircase with toughened glass inserts to 1st floor. Mains powered smoke alarm.

Kitchen/Breakfast Room

Vaulted ceiling with pendulum, lighting and spotlights. Mains powered smoke alarm. uPVC double glazed window and door with full length glass to rear garden. Fully fitted kitchen finished with high gloss white doors with brushed steel handles. Illuminated stone effect worktops with tiled splashbacks. Stainless steel sink unit with mixer tap. Integral oven, grill, hob, chimney style extractor hood, microwave, fridge freezer, dishwasher and washing machine. Breakfast bar. Grey Woodgrain tiled floor. Radiator. Brushed steel electrical fittings.

Bathroom

Vaulted ceiling with ceiling level recessed storage space. Plastered walls and ceiling with inset spotlights. uPVC double glazed window to rear. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush and wash basin with monobloc tap set in vanity unit. Tiled panelled bath with overhead spotlit Rainstorm shower, hair wash spray and glass screen. Recessed display niches. Grey woodgrain tiled floor. Part brick style tiled walls. Heated towel rail. Extractor fan.

FIRST FLOOR

Landing

Plastered walls and ceiling. Inset ceiling spotlights. Loft access. Mains powered smoke alarm. Brushed steel electrical fitments. Fitted grey carpet. White panelled doors to bedrooms.

Bedroom 1

uPVC double glazed window to front with fitted roller blind. Radiator. Plastered walls and ceiling. Fitted wardrobes. Brushed steel electrical fitments. USB charging points.

Bedroom 2

uPVC double glazed window to front. Fitted roller blind. Plastered walls and ceiling. Radiator. Brushed steel electrical fitments. Cupboard housing Combi gas central heating boiler. Wired for wall mounted TV. Fitted grey carpet.

Bedroom 3

uPVC double glazed window to rear. Radiator. Plastered walls and ceiling. Wired for wall mounted TV. Brushed steel electrical fitments. USB charging points. Fitted grey carpet.

EXTERIOR

Rear Garden

Fully landscaped and low maintenance and laid with Indian flag stone patio areas. Artificial turf. Illuminated outdoor power points. Courtesy light to rear entrance door. Water tap. Pedestrian gate access to side.

Detached Garage

Block built. Electronic remote control roller vehicular door to side. uPVC double glazed window and stable door to garden. Electric light and power points. Consumer unit.

Utility Room / WC

Inset ceiling spotlights. Space for tumble dryer and undercounter fridge. Close coupled WC with hand wash basin.

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).

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

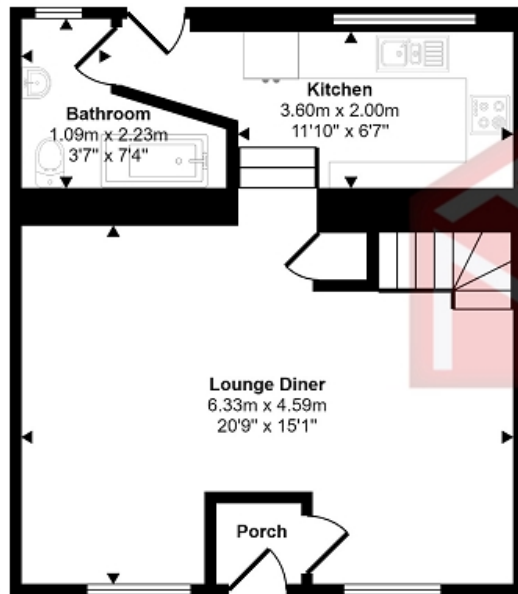
Current council tax banding	A
Current heating type	Combi
Tenure	Freehold



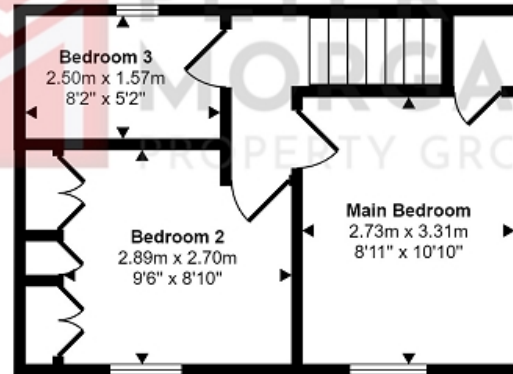




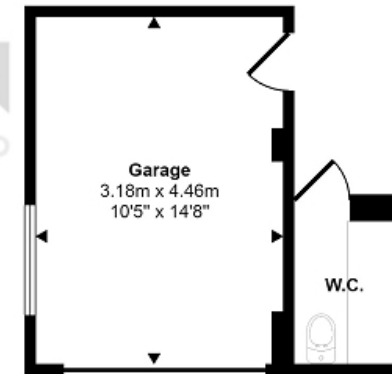
Approx Gross Internal Area
91 sq m / 977 sq ft



Ground Floor
Approx 46 sq m / 495 sq ft




First Floor
Approx 28 sq m / 298 sq ft



Garage /WC
Approx 17 sq m / 184 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	60	
(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 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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