

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



38 Llewellyn Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7BY



Offers In Region Of £230,000

Main Features

- Fully renovated & modernised since 2021
- 3 storey, 4 double bedroom end of terraced home of stature
- Open plan modern indoor/outdoor living arrangement
- Landscaped rear garden with studio and direct access to the Celtic Trail Cycle Track
- Central location within the Village
- Convenient for local schools, leisure centre, shops, public transport & amenities
- Approximately 7 miles from the M4 at Junction 36
- uPVC double glazing & Combi gas central heating
- NO ONGOING CHAIN
- Council Tax Band:B. EPC:D

General Information

FULLY RENOVATED & MODERNISED (SINCE 2021) 3 STOREY, 4 DOUBLE BEDROOM END OF TERRACED HOME OF STATURE WITH OPEN PLAN MODERN INDOOR/OUTDOOR LIVING ARRANGEMENT, WOOD BEAM VAULTED CEILINGS TO SECOND FLOOR. LANDSCAPED REAR GARDEN WITH STUDIO HAVING DIRECT ACCESS TO THE CELTIC TRAIL CYCLE TRACK. NO ONGOING CHAIN!

This home is situated in a central location within the Village, convenient for local schools, leisure centre, shops, public transport & amenities. Approximately 7 miles from the M4 at Junction 36.

This home has accommodation comprising hallway, open plan lounge/dining/ kitchen. Fits floor landing, family bath & shower room, 2 double bedrooms. Second floor landing & 2 double bedrooms with wood beam vaulted ceiling.

The property benefits from uPVC double glazing. Combi gas central heating. NO ONGOING CHAIN!

Fitted carpets & blinds are included.

GROUND FLOOR

Hallway

uPVC double glazed front door. Laminate flooring. Plastered walls and ceiling. Wall mounted electric meter and consumer unit. White vertical panelled door to..

Open Plan Kitchen/ Dining/ Living

The whole of the ground floor is an open plan indoor/ outdoor living space as follows

Lounge Area

uPVC double glazed window with vertical blind to front. Radiator. Fitted carpet. Staircase with toughened glass inserts to 1st floor. Plastered walls and ceiling. TV connection point. Telephone and internet connection points. Open plan to..

Kitchen / Dining Area

Vaulted ceiling with inset spotlights and double glazed skylight window. uPVC double glazed window and French doors to rear garden. Fitted vertical blinds. Fitted contemporary kitchen finished with light grey doors and butchers block worktops with upstands. Double bowl Belfast sink with mixer tap. Integral oven, grill, ceramic hob, extractor hood and splash plate. Recess for American style fridge freezer. Mains powered smoke alarm. Engineered wood flooring. Breakfast bar with pendulum lighting. Vertical designer radiator. Extractor fan.

FIRST FLOOR

Landing

Balustrade with spindles. Quarter turn spindled and carpeted staircase to 2nd floor. Fitted carpet. Plastered walls and ceiling. Radiator. Mains powered smoke alarm. Vertical panelled white doors to bedrooms and..

Family Bathroom

uPVC double glazed window with tiled sill to side. Double glazed skylight window. Vaulted ceiling with inset spotlights. Three-piece suite in white comprising close coupled WC, hand wash basin on stainless steel stand, freestanding slipper style bath tub with mixer tap and hair wash spray. Fully tiled full width shower enclosure with glass screen, overhead rain storm shower and hair wash spray. Tiled floor. Heated towel rail. Fitted cupboard housing Combi gas central heating boiler.

Bedroom 3

2 uPVC double glazed windows with fitted vertical blinds to front. Plastered walls and ceiling. Fitted grey carpet. Radiator.

Bedroom 4

uPVC double glazed window with woodland and hillside aspect to rear. Fitted vertical blind. Plastered walls and ceiling. Fitted grey carpet. Radiator.

SECOND FLOOR

Landing

uPVC double glazed window to rear. Balustrade and spindles. Wood beam vaulted ceiling with inset spotlights. Mains powered smoke alarm. Built-in storage cupboard. Fitted grey carpet.

Bedroom 1

uPVC double glazed window with woodland and hillside aspect to front. Fitted vertical blinds. Double glazed skylight window. Wood beam and vaulted plastered ceiling. Inset ceiling spotlights. Plastered walls. Radiator. Fitted grey carpet.

Bedroom 2

uPVC double glazed window with fitted vertical blind to rear. Wood beam and plastered vaulted ceiling. Double glazed skylight window. Inset ceiling spotlights.

EXTERIOR

Frontage

Front door entrance from Llewelyn Street. Hardstanding to side.

Rear Garden

Landscaped lifestyle garden, laid with non slip tiled patio. Block paved pathways. Gate access to cycle track at rear. Artificial turfed lawn. Raised planting beds. Wood fencing and external light. Water tap.

Detached Studio/ Laundry Room

Block built and render finished. uPVC door and double glazed window to garden. Tiled floor. Plastered walls and ceiling. Shelving. Strip lighting. Power points. Plumbed for washing machine. Space for tumble dryer. Base unit with worktop.

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 bcb@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

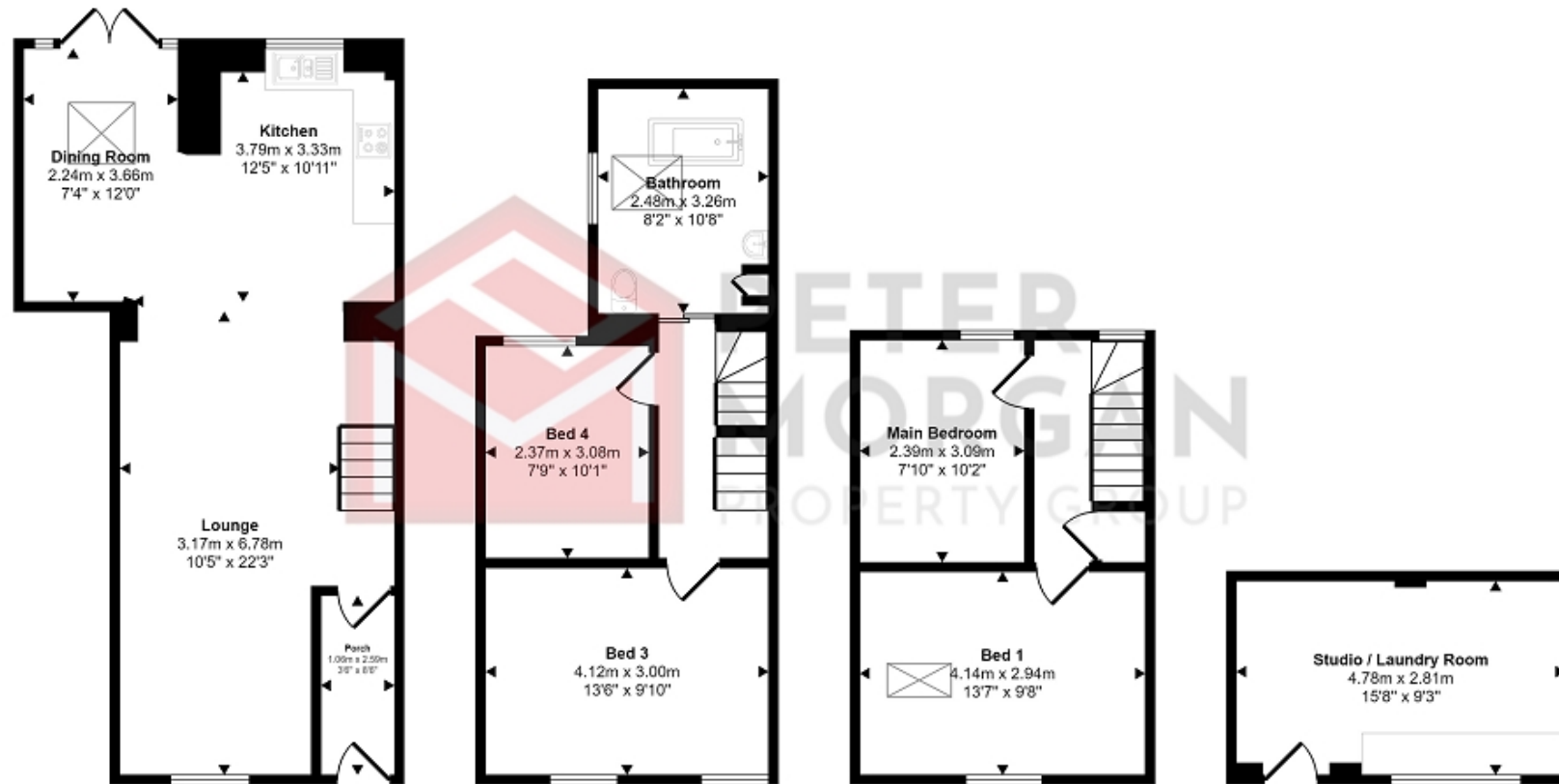








Approx Gross Internal Area
121 sq m / 1306 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft


First Floor
Approx 35 sq m / 375 sq ft

Second Floor
Approx 26 sq m / 279 sq ft

Studio / Laundry Room
Approx 13 sq m / 145 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	62	
(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.

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
03300 563 555

