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2021
WALES
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GOLD WINNER

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23 Meadow Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7DG



Offers In Region Of **£140,000**

Main Features

- 3 double bedroom family size semi detached house
- Garage, workshop & rear parking
- Spacious accommodation
- Open aspect to the front
- 200meters from the Celtic Trail cycle track
- Schools, leisure centre & amenities are nearby
- Approximately 7 miles from the M4 at Junction 36
- uPVC double glazed & Combi gas central heating
- Cloakroom & utility room
- Council Tax Band B. EPC: D

General Information

3 DOUBLE BEDROOM, FAMILY SIZE SEMI DETACHED HOME BENEFITING FROM GARAGE, WORKSHOP & REAR PARKING. SPACIOUS ACCOMMODATION & OPEN ASPECT TO THE FRONT.

Situated in a convenient location with open aspect to the front. 200 meters from the Celtic Trail cycle track & local amenities store, schools, leisure centre & amenities are nearby. Approximately 7 miles from the M4 at Junction 36.

This home has accommodation comprising hallway, lounge, dining/sitting room, kitchen, bathroom, cloakroom, utility room, 3 double bedrooms to first floor.

The property benefits from uPVC double glazing & combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed front door. Carpeted staircase with handrails to first floor. Cushioned flooring. Boxed in electric meter. Part glazed door to

Lounge

uPVC double window with views of woodland and hills to front. Two radiators. Living flame coal effect gas fire with marble fireplace. Alcoves. Wall and ceiling lights. Telephone point. TV connection. Fitted carpet. Part glazed door to

Inner Hallway

Tiled floor. Under stairs store cupboard. Open doorway to kitchen. Part glazed door to

Sitting Room

uPVC double window with views of woodland and hills to front. Fitted carpet. Radiator. Boxed in gas meter. Wall and ceiling lights. Wall mounted gas central heating thermostat.

Kitchen

uPVC double glazed internal window and door to utility room. A range of fitted wall mounted and base units. Finished with traditional wood doors. Marble effect worktops with Up stands. One and a half bowl stainless steel sink unit with mixer taps. Tiled splash back. Two radiators. Integral oven, grill, hob and extractor hood. Tiled floor. Part tiled walls.

Family bath / shower room & W.C

uPVC double glazed window to rear. Pedestal hand wash basin, panelled bath & tiled shower cubicle with mixer shower. Wall mounted Combi gas central heating boiler .Radiator. Tiled floor. Part tiled walls. Pine panelled door.

Cloakroom

uPVC double glazed window to side. Close coupled WC in White with pushbutton flush. Tiled walls. Tiled floor.

Utility Room

uPVC double glazed windows and patio doors to rear garden. Tiled floor. Plumbed for washing machine. Space for tumble dryer. Worktop. Polycarbonate roof. Tiled floor space for fridge/freezer. This room is also used as an occasional sun room.

FIRST FLOOR

Landing

Loft access. Fitted carpet. White colonial style panelled doors to bedrooms.

Bedroom 1

Two uPVC double glazed windows with far-reaching views over communal green / sitting area, woodland and hills. Two radiators. Fitted wardrobes. Carpet. TV connection.

Bedroom 2

uPVC double glazed window to side. Radiator. Fitted carpet. Folding door to

En-Suite Cloakroom

Close coupled WC with pushbutton flush, pedestal hand wash basin with mixer tap. Tiled splash back. Wood flooring. Ceiling light.

Bedroom 3

uPVC double glazed window with far reaching views over communal sitting area, woodland & hills. Radiator. Fitted carpet.

EXTERIOR

Front

Gated side access leading to storage area and pathway to rear garden. Gated entrance to

Attached Garage/ Workshop

Pedestrian door and window to rear garden. Steel folding doors to front. Electric light and power points.

Rear Garden

Landscaped and tiered rear garden with double gated vehicle access and off road parking. The tiered garden has a yard area with wood storage sheds. The garden is laid with paved and concrete patio areas, optional raised planting boxes. Water tap. Exterior light. Wood framed garden sheds.

Block Built Outbuilding

Window and door to garden. Electric light.

Note

There is a culvert / stream that runs to the side of the garden and under the attached garage.

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

B

Current heating type

Combi

Tenure

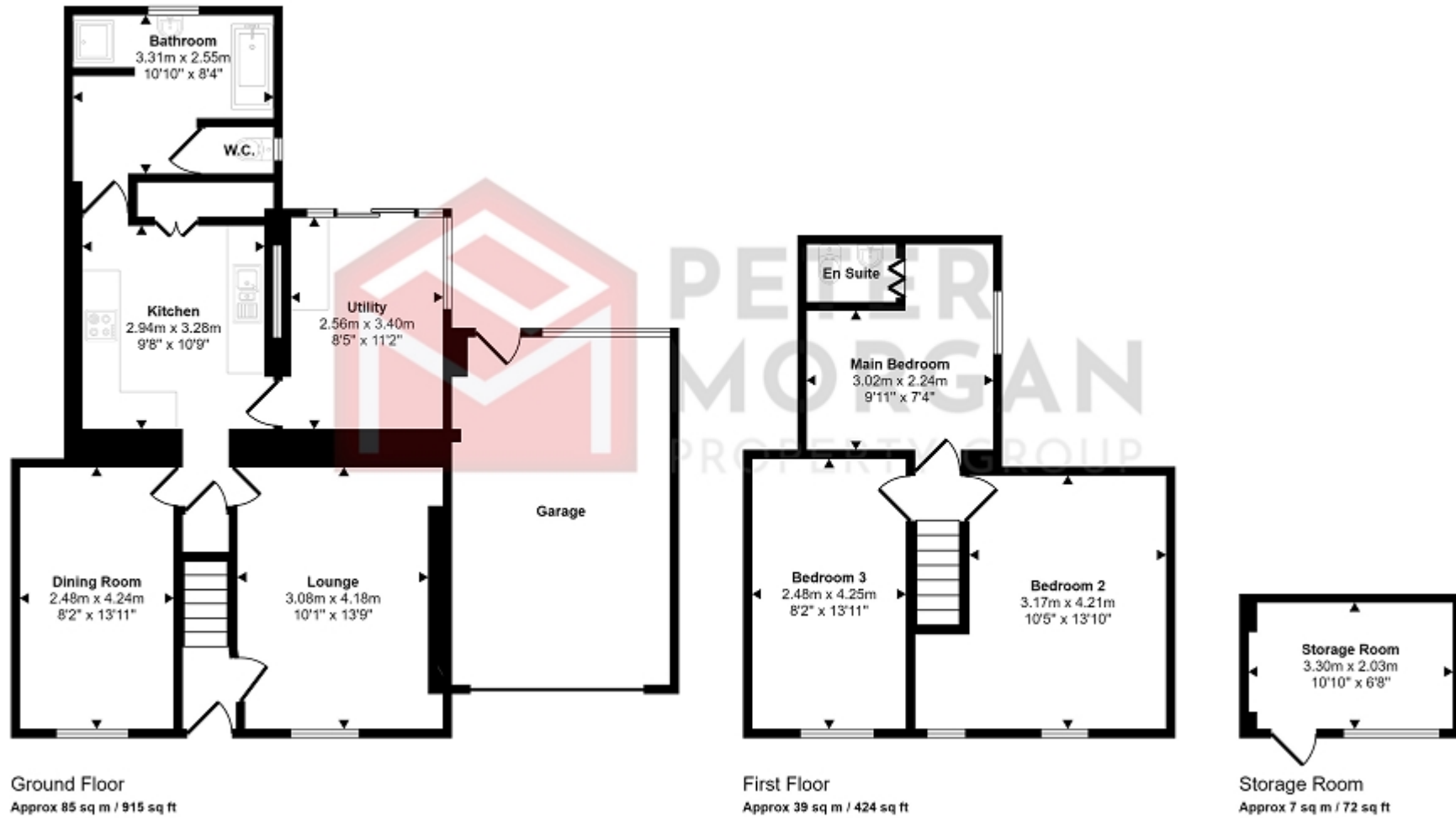
Freehold








Approx Gross Internal Area
131 sq m / 1411 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		83
(69-80) C		
(55-68) D	56	
(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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