

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



22 Walters Road, Ogmore Vale, Bridgend, Bridgend County. CF32 7DN



Offers In Region Of **£115,000**

Main Features

- 3 double bedroom semi detached home
- Requiring part modernisation
- Conservatory
- Popular location with direct access to the Celtic Trail cycle track
- Situated within 7 miles of the M4 at Junction 36
- Conveniently located for school, tennis courts, shops, public transport & amenities
- uPVC double glazing
- Combi gas ventral heating
- Vacant possession
- Council Tax Band:B. EPC:D

General Information

3 DOUBLE BEDROOM, SEMI DETACHED HOME WITH CONSERVATORY. REQUIRING PART MODERNISATION. POPULAR LOCATION WITH DIRECT ACCESS TO THE CELTIC TRAIL CYCLE TRACK .

Situated within 7 miles of the M4 at Junction 36. Conveniently located for local school, Tennis courts, cycle track, shop, public transport & amenities.

This as spacious accommodation comprising, hallway, lounge, dining room, kitchen, shower room, conservatory. Three first floor double bedrooms.

The exterior comprises of a rear garden that backs onto the cycle track.

This home benefits from uPVC double glazing, Combi gas central heating & vacant possession.

GROUND FLOOR

Hallway

Main entrance door to front. Radiator. Staircase with handrail to first floor. Wall mounted electric meter and consumer unit. Laminate flooring. Glazed door to

Lounge/Dining Room

Connected via square archway and sliding glass panelled doors. uPVC double glazed windows to front with vertical blind. uPVC double glazed window to rear. Boxed in gas meter. Gas fire. Two radiators. Under stairs recess. TV connection. Telephone and Internet connections. Fitted carpet. Glazed door to

Kitchen

uPVC double glazed window and wooden glazed door to conservatory. A range of wall mounted and base units. Stainless steel sink unit. Gas cooker point. Shelved alcove. Radiator. Tiled floor. Door to

Family Shower Room

uPVC double glazed window to rear. uPVC double glazed internal window to conservatory. Close coupled WC with push button flush, pedestal hand wash basin, biday & shower cubicle with electric shower. Radiator. Tiled floor.

Conservatory

uPVC double glazed windows. Polycarbonate roof. uPVC double glazed entrance doors to front and rear. Radiator. Wall lights. Plumbed for washing machine.

FIRST FLOOR

Landing

Balustrade and spindled. Loft access. Smoke alarm. Laminate flooring. Door entrances to three double bedrooms.

Bedroom 1

Two uPVC double glazed windows to front. Fitted wardrobes. Radiator. Built in store cupboard.

Bedroom 2

uPVC double glazed window overlooking cycle track, woodland and hills to rear. Fitted wardrobe. Radiator.

Bedroom 3

uPVC double glazed window to side. Radiator. Fitted wardrobe. Wall mounted Combi gas central heating boiler.

EXTERIOR

Rear Garden

Gated side entrance leading to conservatory side entrance door. Flat Rear garden with direct access to Celtic Trail cycle track. Views of Woodlands and Hills.

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).

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

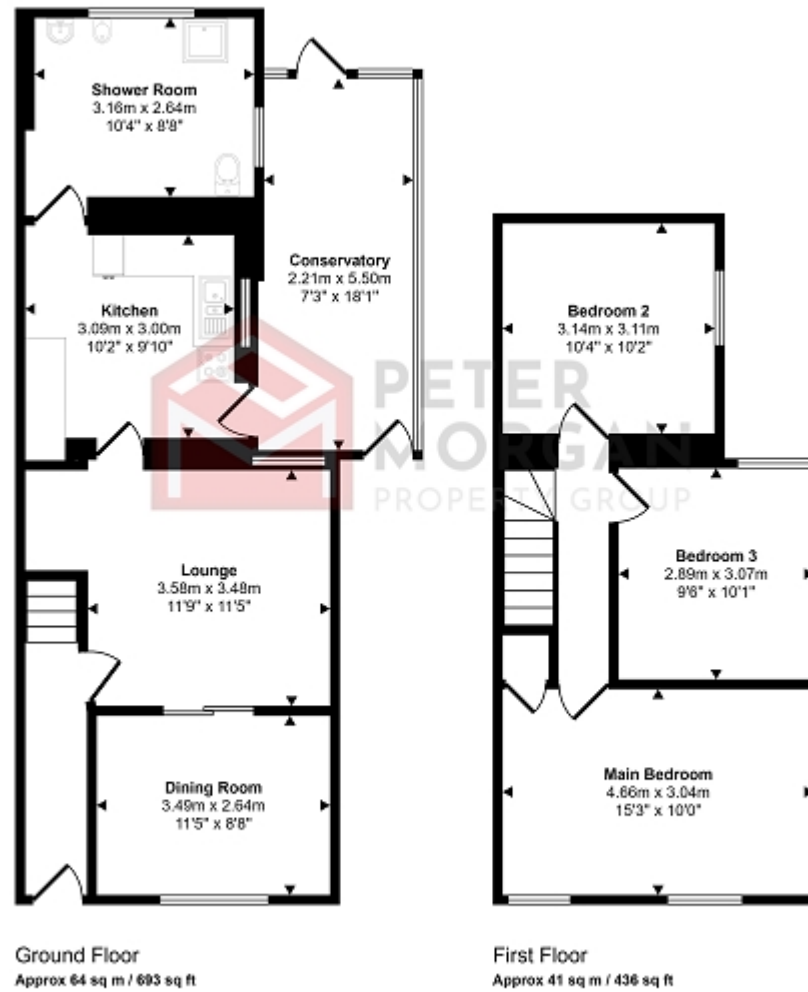
Tenure Freehold








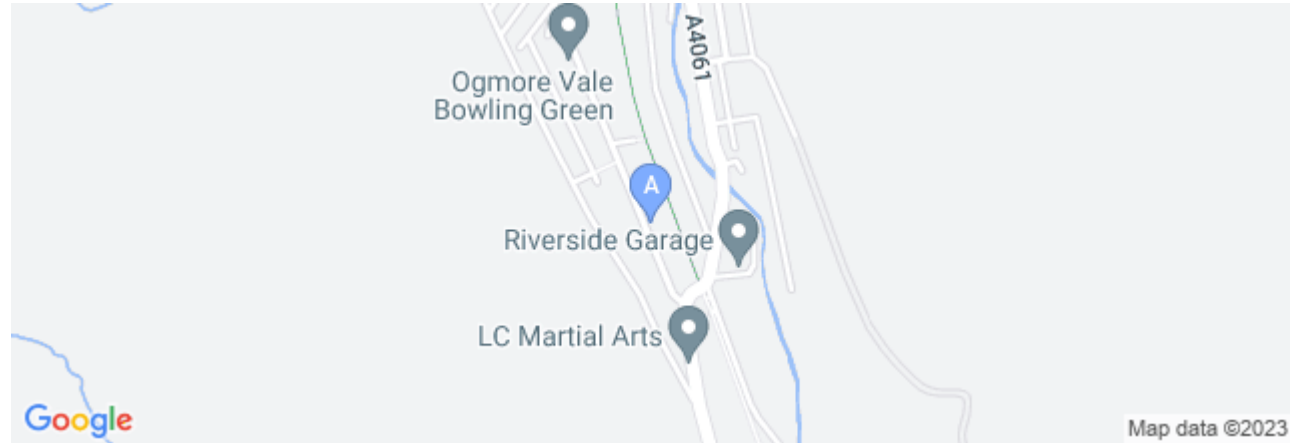
Approx Gross Internal Area
106 sq m / 1129 sq ft



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		
(69-80) C		80
(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.

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