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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

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



PETER MORGAN

Offers In Region Of **£160,000**

Main Features

- 3 bedroom & loft room mid terraced home
- Open plan lounge
- Modern fitted kitchen with appliances
- Bedroom 2 is currently used as a Cinema room
- Loft room with French door & Juliet balcony
- Tiered landscaped garden
- Detached garage/workshop
- Highly convenient central location within the Village
- Extensively modernised with deceptively spacious accommodation
- Council Tax Band: B. EPC: C

General Information

3 BEDROOM & LOFT ROOM, MID TERRACED HOME WITH OPEN PLAN LOUNGE, MODERN FITTED KITCHEN WITH APPLIANCES, 3 BEDROOMS, BEDROOM TWO IS CURRENTLY USED AS A CINEMA ROOM, UTILITY ROOM, 4 PIECE BATHROOM, LOFT ROOM WITH FRENCH DOOR & JULIET BALCONY, TIERED LANDSCAPED GARDEN, DETACHED GARAGE/WORKSHOP WITH ELECTRIC DOOR & MORE!!

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 was extensively modernised in 2010-2011 and has deceptively spacious & versatile accommodation .

The property benefits from uPVC double glazing, combi gas central heating with "Nest" thermostat and is offered with "No Ongoing Chain"
Viewing is highly recommended.

Please visit our new and improved website for more information.

GROUND FLOOR

Vestibule

uPVC double glazed main entrance door to front. Tiled floor. Wall mounted electric meter and consumer unit. Plastered walls and ceiling. Wooden colonial style panel door

Lounge/Dining Room

uPVC double glazed window to front. Recessed fireplace with wood surround and slate. Open plan spindled and carpeted staircase to first floor. Plastered walls and ceiling. Laminate flooring. Two radiators. TV Internet and telephone connection points. Boxed in gas meter. Wooden panel door to

Kitchen

uPVC double glazed window to rear. Fitted contemporary kitchen finished with Dove Grey doors, brushed steel handles and wood affect worktops. One and a half bowl porcelain sink unit with extendable mixer tap. Tiled splash back. Cooking range, seven ring gas hob including wok ring, fan assisted and conventional ovens and traditional grill and pan store. Stainless steel splash plate and extractor hood. Dishwasher and fridge. Freezer to remain. Wood affect tiled flooring. Plastered walls and ceiling. Inside ceiling spotlight. Brush Steel electrical fitments.

FIRST FLOOR

Landing

Balustrade and spindles. Carpeted staircase to loft. Real wood flooring. Radiator. Plastered walls and ceiling. Inside ceiling spotlights. Wood panel to colonial style doors to bedrooms and bathroom.

Utility Room

uPVC double glazed door providing access to tiered garden and garage. Wall mounted gas central heating boiler with Nest thermostat. Base unit with work top. Plumbed for washing machine. Laminate flooring. Plastered walls and ceiling. Built-in storage cupboard.

Bath & Shower Room

uPVC double glazed window to rear. Four piece suite in White comprising low-level WC, pedestal hand wash basin, panel bath and double shower cubicle with electric shower and glass screen. Heated towel rail and radiator. Plastered ceiling. Fully tiled walls. Laminate flooring. Wall mounted gas central heating boiler. Base unit with work top. Washer dryer to remain. Laminate flooring. Plastered walls and ceiling. Built-in storage cupboard.

Bedroom 1

uPVC double glazed window to front with roller blind & open aspect over High Street, trees and hills. Exposed painted floor boards. Plastered walls and ceiling. Spotlights. Radiator. Alcove.

Bedroom 2 / Cinema Room

Currently utilised as a cinema room. Velux skylight window with blackout blind. Laminate flooring. Radiator. Plastered walls and ceiling and inset ceiling spotlights. Alcove.

Bedroom 3

uPVC double glazed window to front with roller blind. Laminate flooring. Radiator. Plastered walls and ceiling and inset ceiling spotlights.

Loft Room

Two double glazed skylight windows to front. uPVC double glazed French doors to rear. Vaulted low restricted level ceiling. Fitted carpet. Balustrade and spindled. Wall lights. Access to attic eaves. Radiator.

EXTERIOR

Rear Garden

Fully landscaped and tiered rear garden with rear road access as follows

Tier 1

Accessible from first floor. Utility room. Concrete patio area, balustrade and spindles. Water tap. External light. Low rising steps to tier 2. Garage and rear road pedestrian access.

Tier 2

Currently used as a vegetable growing area. Potential for landscaping into patio lawn etc. Planting bed to remain. Wood fenced perimeter. Raised wood decking. Further low raising steps and pedestrian gate access to Glyn Street.

Detached Garage/ Workshop

Block built garage with corrugated metal roof.

Remote control electronic up and over vehicular door to Glyn Street. uPVC double glazed French doors to rear. Secure metal pedestrian door. Electric light and power.

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

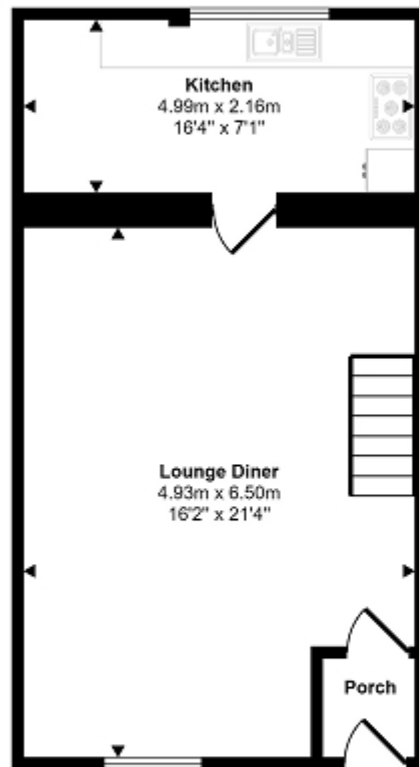
Tenure Freehold







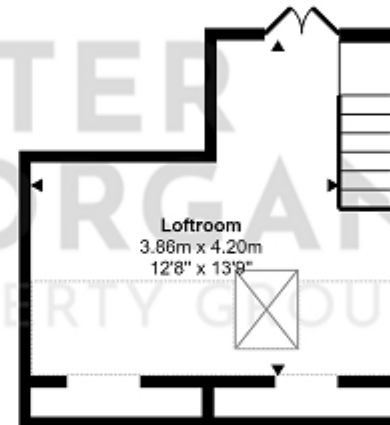
Approx Gross Internal Area
142 sq m / 1524 sq ft



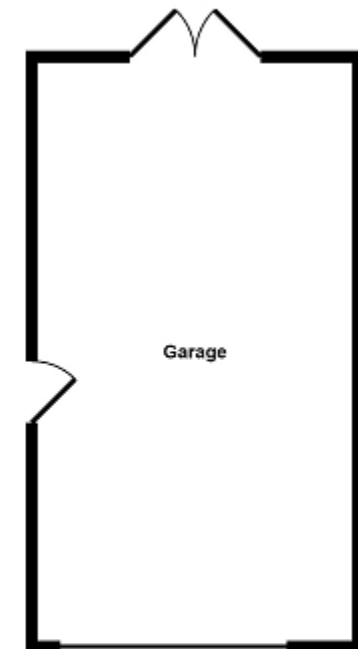
Ground Floor
Approx 45 sq m / 487 sq ft



First Floor
Approx 50 sq m / 538 sq ft




Second Floor
Approx 18 sq m / 192 sq ft



Garage
Approx 28 sq m / 306 sq ft

☐ Denotes head height below 1.5m

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	74	
(55-68) D		
(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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