

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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'Gwel Y Cwm', 13 Cwrt Tynewydd, Ogmores Vale, Bridgend, Bridgend County. CF32 7DJ



PETER MORGAN

Offers In Region Of **£245,000**

Main Features

- Stone fronted 3 (could be 5) double bedrooms, 2 bathrooms
- 3 Storey townhouse situated in an elevated position
- Within a modern courtyard location
- Approximately 8 miles from the M4 at Junction 36
- Situated within 1/2 mile of school, 1/4 mile from Celtic Trail cycle track, local shops and bus link
- Built circa 2008, bedroom 2 and 3 have potential to split in to 2 extra rooms
- Landscaped rear garden (ideal for indoor/ outdoor summer living)
- Integral single garage
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC:C

General Information

FAMILY SIZE STONE FRONTED, 3 (COULD BE 5) DOUBLE BEDROOM , 2 BATHROOM, 3 STOREY TOWNHOUSE SITUATED IN AN ELEVATED POSITION WITHIN A MODERN COURTYARD LOCATION WITH FAR REACHING VIEWS OVER OGMORES VALE FROM LIVING ROOM AND BEDROOM.

Situated within 1/2 mile of school, 1/4 mile from Celtic Trail cycle track, local shops and bus link. Approximately 8 miles from the M4 at Junction 36.

Built Circa 2008, this impressive home has accommodation comprising ground floor reception hallway, cloakroom, fitted kitchen/ dining room with French doors to landscaped rear garden (ideal for indoor/ outdoor summer living). Integral single garage. First floor landing, lounge with views, family shower room, double bedroom 3 with potential to split in to 2 bedrooms. Second floor landing, main bedroom suite with ensuite bathroom and double bedroom 2 (again with potential to split in to 2 bedrooms). Driveway parking to front. Landscaped tiered courtyard style rear garden with stone wall and raised decking.

This home benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Hallway

Composite double glazed main entrance door to front. Porcelain tiled floor. Plastered walls and ceiling. Coving. Telephone point. Radiator. Colonial style fire door entrances to ground floor rooms. Half turn carpeted staircase with spotlight to 1st floor. Wall mounted gas central heating thermostat. Airing cupboard housing water tanks and shelving.

Cloakroom

Two piece suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with mono bloc tap. Tiled splashback. Vinyl flooring. Radiator. Extractor fan. Plastered walls and ceiling.

Kitchen / Dining Room

uPVC double glazed window and French doors to rear garden. Fitted kitchen finished with Beech effect doors with brushed steel handles. Illuminated granite effect worktops with tiled splashbacks. Floor level LED kickboard lights. Integral oven, grill, hob, and extractor hood. Stainless steel splash plate. 1 1/2 bowl composite sink unit with mixer tap. Plumbed for washing machine. Space for fridge freezer. Cushion flooring. Radiator. Plastered walls and ceiling. Inset ceiling spotlights to kitchen area. Pendulum lighting to dining area. Wall mounted gas central heating boiler housing matching unit.

FIRST FLOOR

Landing

Half turn, spindled and carpeted staircase to second floor. Fitted carpet. Plastered walls and ceiling. Coving. Smoke alarm. Colonial style fire doors to all rooms.

Lounge

2 uPVC glazed windows with far reaching views of woodland, hills and Ogmores Vale to front. Two radiators. Fitted carpet. Plastered walls and ceiling. Coving. Polished steel dimmer light switch. TV and telephone connection points. USB charging points.

Family Shower Room

Three-piece suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap. Tile splashback. Tiled shower cubicle with mixer shower. Plastered walls and ceiling. Extractor fan. Radiator. Cushion flooring.

Bedroom 3

Double bedroom with potential to split into two rooms. Comprising 2 uPVC double glazed windows to rear. Fitted carpet. Radiator. Plastered walls and ceiling. Coving.

SECOND FLOOR

Landing

Balustrade and spindles. Fitted carpet. Plastered walls and ceiling. Smoke alarm. Colonial style fire doors to all rooms.

Bedroom 1

2 uPVC double glazed windows with far reaching views over woodland, hills and Ogmores Vale to front. Radiator. TV point. Fitted carpet. Plastered walls and ceiling. Colonial style panelled door to..

En-Suite Bathroom

Fitted three piece bathroom suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap and mosaic tiled splashback, double ended bath with mixer tap, tiled splashback and shelf. Fitted carpet. Plastered walls and ceiling. Inset ceiling spotlights. Shaver point. Radiator.

Bedroom 2

Double bedroom with potential to split into two rooms. Two uPVC double glazed windows to rear. Fitted wardrobe. Radiator. Plastered walls & ceiling. Fitted carpet.

EXTERIOR

Front Garden

Laid with lawn. Block paved and paved pathways with courtesy light to front door. External gas and electric meter boxes. Tarmac driveway leading to..

Integral Garage

Up and over vehicle door to front. Internal fire door to hallway. Wall mounted and base units with worktop to remain. Electric light and power point. Wall mounted electrical consumer unit.

Rear Garden

Courtyard style rear garden, tiered with flagstone paved patio areas. Elevated decked area with artificial grass and garden shed. Natural stone walls. Wood fencing. Outdoor power point. Exterior spotlights.

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

C

Current heating type

Gas

Tenure

Freehold

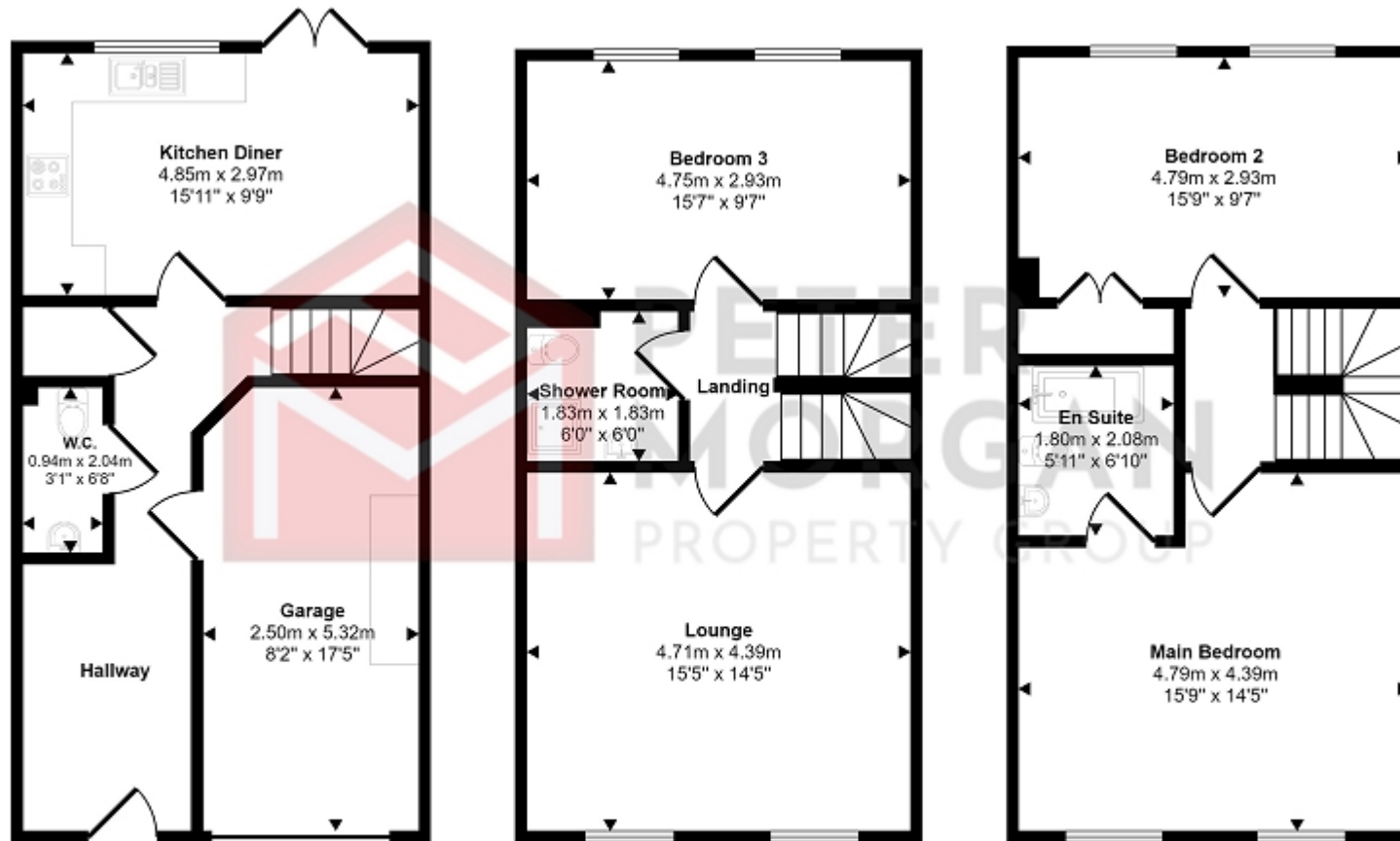








Approx Gross Internal Area
136 sq m / 1460 sq ft




Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 45 sq m / 481 sq ft

Second Floor
Approx 46 sq m / 490 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		88
(69-80) C	78	
(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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