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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



26 Dunraven Place, Ogmore Vale, Bridgend, Bridgend County. CF32 7ET



£120,000

Main Features

- 3 bedroom, 3 storey end terrace house
- 2 reception rooms
- Kitchen and utility room
- Off street parking to rear
- Approximately 7 miles from the M4 at Jct 36
- Popular location within Ogmore Vale, convenient for local shops, Celtic Trail cycle track, school, leisure centre
- Enclosed rear garden
- Backing on to cycle track
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: E

General Information

3 BEDROOM, 3 STOREY, EXTENDED END TERRACED HOME WITH OFF STREET PARKING TO REAR.

Situated in a desirable location within Ogmore Vale, convenient for local shops, Celtic Trail cycle track, school, leisure centre and only approximately 7 miles from the M4 at Jct 36.

The property has accommodation comprising ground floor entrance porch, lounge, kitchen/ diner. Lower ground hallway, bathroom, reception room and utility room. First floor landing, w.c and 3 bedrooms.

The property benefits from uPVC double glazing and combi gas central heating. Visit our new and improved website for more information.

GROUND FLOOR

Entrance Porch

uPVC double glazed door to front. Carpet. Access to..

Lounge

uPVC double glazed window to front. Fitted carpet. Radiator. Staircase to first floor. Access to kitchen via wooden French doors.

Kitchen / Dining Room

2 uPVC double glazed windows to rear. Fitted kitchen. Space and gas point for freestanding cooker. Cooker hood. Space for fridge. Part tiled walls. Radiator. Laminate flooring. Stairs to lower ground floor.

LOWER GROUND FLOOR.

Hallway

Carpeted staircase from ground floor. Tiled floor. Radiator. Under stairs storage area. Radiator. Access to bathroom and reception room.

Bathroom

Internal single glazed window to reception room. Tiled floor. Four piece suite in white comprising w.c, wash hand basin, free standing roll top bath and double shower cubicle. Part tiled walls.

Reception Room

uPVC double glazed French doors to rear. Fitted carpet. Radiator.

Utility Room

Plumbed for washing machine. Space for tumble dryer and fridge freezer. Carpet.

FIRST FLOOR

Landing

Carpeted staircase. uPVC double glazed window to rear. Fitted carpet. Door to w.c.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator. Combi gas central heating boiler.

Bedroom 3

uPVC double glazed window to front. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Courtyard style front garden.

Rear Garden

Tiered rear garden. Patio area to top section with 2 steps to a lawned area with fence and gate. Leading to gravelled hard standing for parking with gates. Access to rear lane.

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.

The property is owned by a relative of an employee of The Peter Morgan Property Group.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

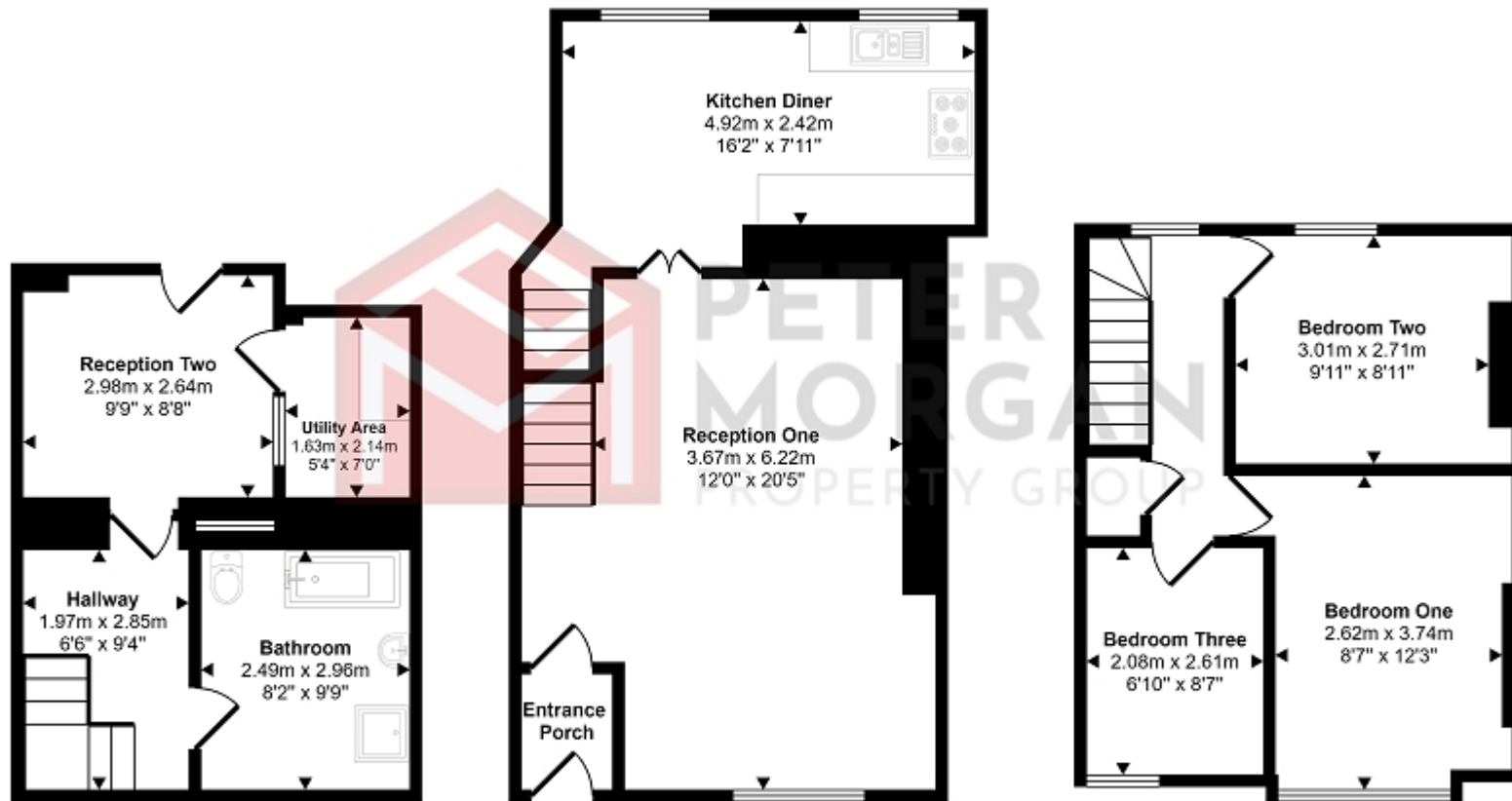
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
106 sq m / 1140 sq ft




Lower Ground Floor
Approx 28 sq m / 302 sq ft

Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 32 sq m / 348 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		
(39-54) E	47	
(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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