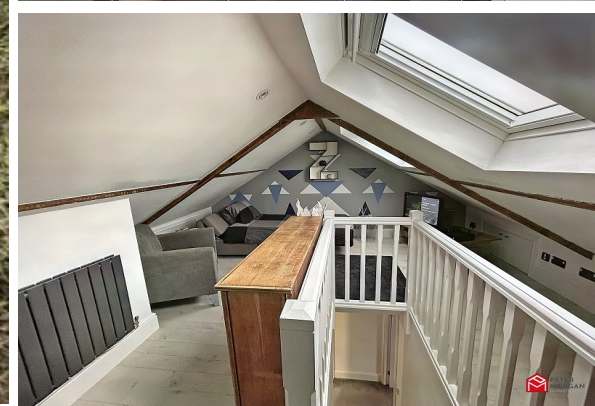


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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60 Adare Street, Ogmores Vale, Bridgend, Bridgend County. CF32 7HF



PETER MORGAN

£190,000

Main Features

- Fully renovated and double extended 4 bedroom end terrace home
- Wider than average plot
- Open plan lounge/ dining room with exposed and restored steel beam
- Open plan fitted kitchen with double aspect
- Open aspects, mature tree screening and sounds of running water
- Convenient location for local amenities such as Celtic Trail cycle track, school, leisure centre, shops, cafe, bus link
- Approximately 7 miles from the M4 at Junction 36 Sarn Services
- Electrical installation certificate and building regulation approval for loft conversion
- 'Hive' combi gas central heating and uPVC double glazing
- Council Tax Band: A. EPC: C

General Information

FULLY RENOVATED AND DOUBLE EXTENDED 4 BEDROOM END TERRACE HOME WITH WIDER THAN AVERAGE PLOT, ENJOYING OPEN ASPECTS, SOUND OF WATER/ STREAM TO THE SIDE, MATURE TREE SCREENING AND OFF ROAD PARKING. ALSO FULLY MODERNISED THROUGHOUT WITH OPEN PLAN LIVING ROOM, DOUBLE ASPECT OPEN PLAN FITTED KITCHEN, CERTIFIED ELECTRICS, GAS AND LOFT CONVERSION.

Situated in a slightly elevated position with flagstone patio front garden, landscaped side and rear gardens. Convenient location for local amenities such as Celtic Trail cycle track, school, leisure centre, shops, cafe, bus link. Approximately 7 miles from the M4 at Junction 36 Sarn Services.

This very well presented home has accommodation over 3 floors comprising hallway, open plan lounge/ dining room, open plan fitted kitchen with double aspect, first floor landing and staircase, 2 double and 1 single bedroom, Fitted bathroom. Loft conversion/ 4th bedroom (with building regulation approval).

The property benefits from uPVC double glazing, 'Hive' combi gas central heating (tested Sept 2023), Electrical installation certificate, building regulation approval

for loft conversion, fully plastered walls and ceilings, exposed and restored steel feature beams in living room.

Visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. Tubular designer radiator. Laminate flooring. Boxed in electric meter and consumer unit. Exposed steel ceiling beam. Plastered walls and ceiling. Carpeted quarter staircase to 1st floor. White horizontal panelled fire door to..

Lounge/Dining Room

uPVC double glazed window with far reaching views of woodland, hills, communal green space and play area to front. Fitted Venetian blind. Recessed fireplace, tiled surround, slate hearth and wood mantle. Alcoves. Plastered walls and ceiling. Exposed ceiling beam. Two designer vertical radiators. Laminate flooring. TV connection. Telephone and Internet connection points. Wall mounted Hive gas central heating thermostat. Vertical white panelled door to under stairs store cupboard. Open square archway to..

Kitchen

Double aspect kitchen with uPVC double glazed windows having views of woodland, hills and stream to side and rear. uPVC double glazed door to rear. Contemporary two tone fitted kitchen finished with handleless gloss white and grey doors. Zenith compact laminate heat resistant slate effect worktops with upstands. Inset sink unit with extendable mixer tap. Integral oven, grill, gas hob and extractor hood. Glass splash plate. Plumbed for washing machine and dishwasher. Spaces for fridge freezer and tumble dryer. Vertical designer radiator. Porcelain tiled floor. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Wall mounted Combi gas central heating boiler (tested September 2023) housed in matching wall unit.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted carpet. Two designer radiators. Plastered walls and ceiling. Mains powered smoke alarm. White vertical panelled fire doors to all first floor rooms. Quarter turn carpeted staircase to 2nd floor.

Family Bathroom

Fitted three piece bathroom suite in white comprising close coupled WC with push button flush, 700mm hand wash basin with monobloc tap set in vanity unit, shower bath with waterfall mixer tap, overhead mixer shower with hair wash spray and folding glass screen. Tiled splashback. Vanity mirror. Plastered walls and ceiling. Tubular designer, radiator. Tiled floor. Alcove.

Bedroom 1

2 uPVC double glazed windows with roller blinds overlooking rear garden, hills, woodland and stream. Vertical designer radiator. Fitted carpet. Plastered walls and ceiling. Wired for wall mounted TV.

Bedroom 2

2 uPVC double glazed windows with far reaching views of woodland, hills, children's play area and green to front. Tubular designer radiator. Plastered walls and ceiling. Fitted carpet. Alcove.

Bedroom 4

Double glazed skylight window. Plastered walls and ceiling. Designer tubular radiator. Plastered walls and ceiling with inset ceiling spotlights.

SECOND FLOOR

Bedroom 3

Two double glazed skylight windows with far reaching views of woodland and hills to front. Vaulted wood beam ceiling. Grey woodgrain laminate flooring. Designer tubular radiator. Inset ceiling spotlights. Mains powered smoke alarm. Five entrances to attic eaves. Balustrade with spindles.

EXTERIOR

Front Garden

Slightly elevated front garden, laid with flagstone paved patio. Stone built walls and pillars. Gate access and steps to front door. External gas meter. Courtesy light. Open far reaching view over woodland, hills and park. Off-road parking to side for one vehicle.

Side Garden

Laid to lawn with stream to the side. Gate access to..

Rear Garden

West facing (afternoon sunshine) landscaped rear garden backing onto woodland and hills. Laid with paved slate patio. Decorative stone with flagstone features and lawns. Stone feature retaining walls. Wood fencing.

to the side of the garden runs a stream (sound of water) . courtesy light to rear entrance door outdoor power point.

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

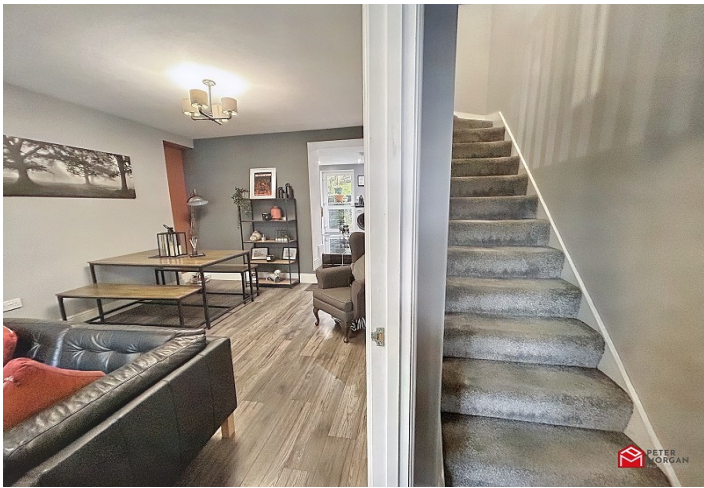
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Combi

Tenure Freehold

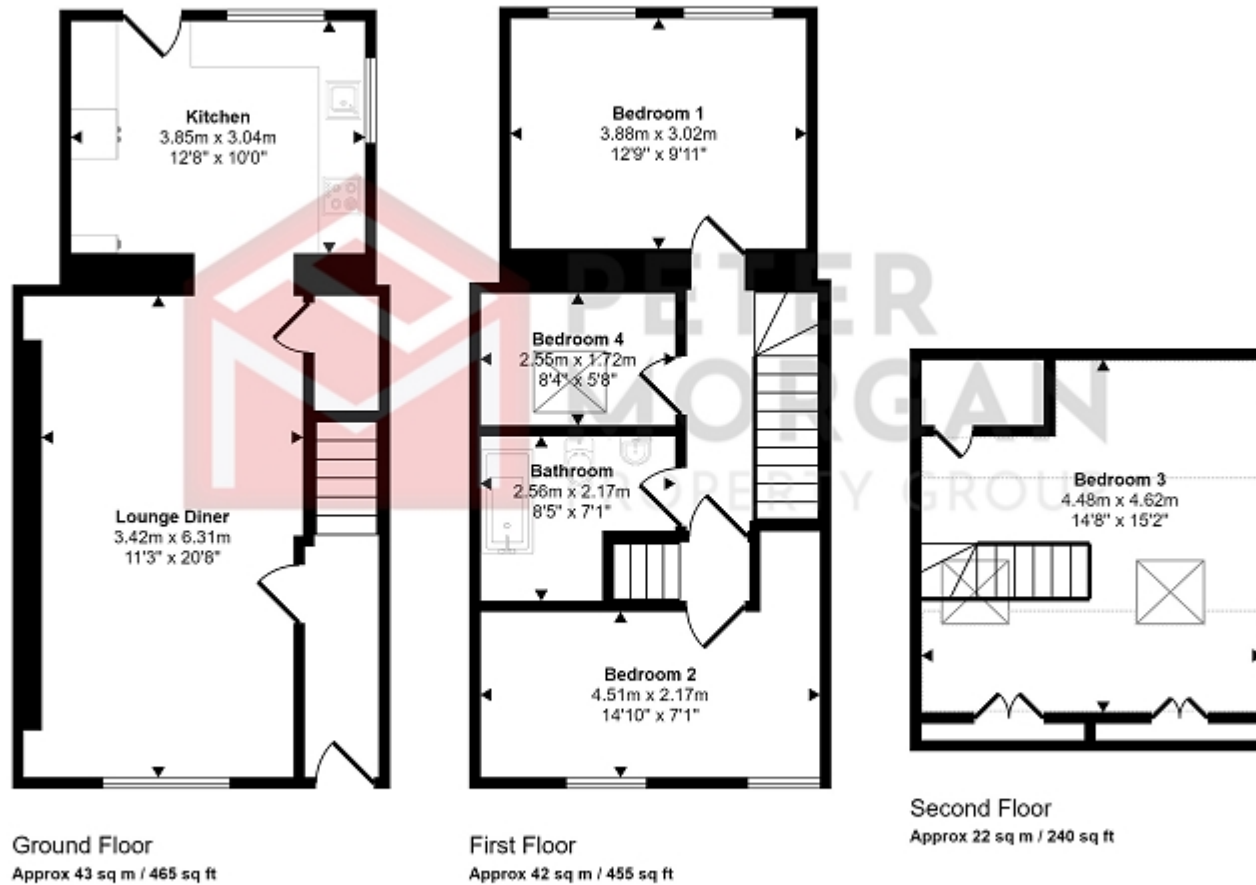









Approx Gross Internal Area
108 sq m / 1160 sq ft



☐ 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		85
(69-80) C	71	
(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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