

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 Meadow Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7DG



Offers In Excess Of **£125,000**

Main Features

- Semi detached home
- 3 bedrooms
- Lounge and dining room
- Kitchen and utility room
- First floor bathroom
- Situated in a convenient location within the village
- 200 meters from the Celtic Trail cycle track & local amenities store, schools, leisure centre & amenities are nearby
- Approximately 7 miles from the M4 at Junction 36
- uPVC double glazing & combi gas central heating
- Council Tax Band: B. EPC: D

General Information

3 BEDROOM, FAMILY SIZE SEMI DETACHED HOME BENEFITING FROM GARAGE, 2 RECEPTION ROOMS AND UTILITY ROOM.

Situated in a convenient location within the village. 200 meters from the Celtic Trail cycle track & local amenities store, schools, leisure centre & amenities are nearby. Approximately 7 miles from the M4 at Junction 36.

This home has accommodation comprising ground floor hallway, lounge, dining room, inner hallway, kitchen and utility room. First floor landing, family bathroom and 3 bedrooms

The property benefits from uPVC double glazing & combi gas central heating.

GROUND FLOOR

Entrance Hallway

Wood effect uPVC door to front. Doors to lounge and dining room. Original Victorian part tiled wall and floor. Carpeted staircase to first floor.

Dining Room

uPVC double glazed window to front. Frosted window to rear. Radiator. Wood effect vinyl flooring. Door from hallway. Door to the inner hallway, leading to the kitchen.

Lounge

uPVC double glazed window to front. Radiator. Carpet. Doors to hallway and inner hallway which leads to kitchen.

Inner Hallway

Door from lounge. Door to kitchen. Under stairs pantry access. Tiled floor.

Kitchen

uPVC double glazed window to side. uPVC door to side and access to rear garden. Fitted kitchen with space for freestanding cooker. Tile effect vinyl flooring.

Utility Room / WC

uPVC frosted window to side. Fitted WC. Space and plumbing for washing machine and tumble dryer. Space for freestanding fridge or freezer. Concrete floor. Combi gas central heating boiler.

FIRST FLOOR

Landing

uPVC double glazed window to side. Carpeted staircase from ground floor. Radiator. Carpet. Access to bedrooms and..

Family Bathroom

uPVC frosted window to rear. Fitted bathroom suite consisting of corner bath, WC, hand wash basin and shower cubicle with cladded walls. Fully tiled walls. Loft access hatch. Vinyl flooring.

Bedroom 1

uPVC double glazed window to front. Radiator. Loft access hatch. Carpet.

Bedroom 2

uPVC double glazed window to front aspect. Radiator. Carpet.

Bedroom 3

uPVC double glazed window to side aspect. Radiator. Carpet.

EXTERIOR

Garage

Detached garage with electric roller shutter door. Vehicle access from adjoining street.

Rear Garden

Gated front and rear access. Rear garden laid to paved patio area and steps to lawned area. Stone and brick built walls.

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

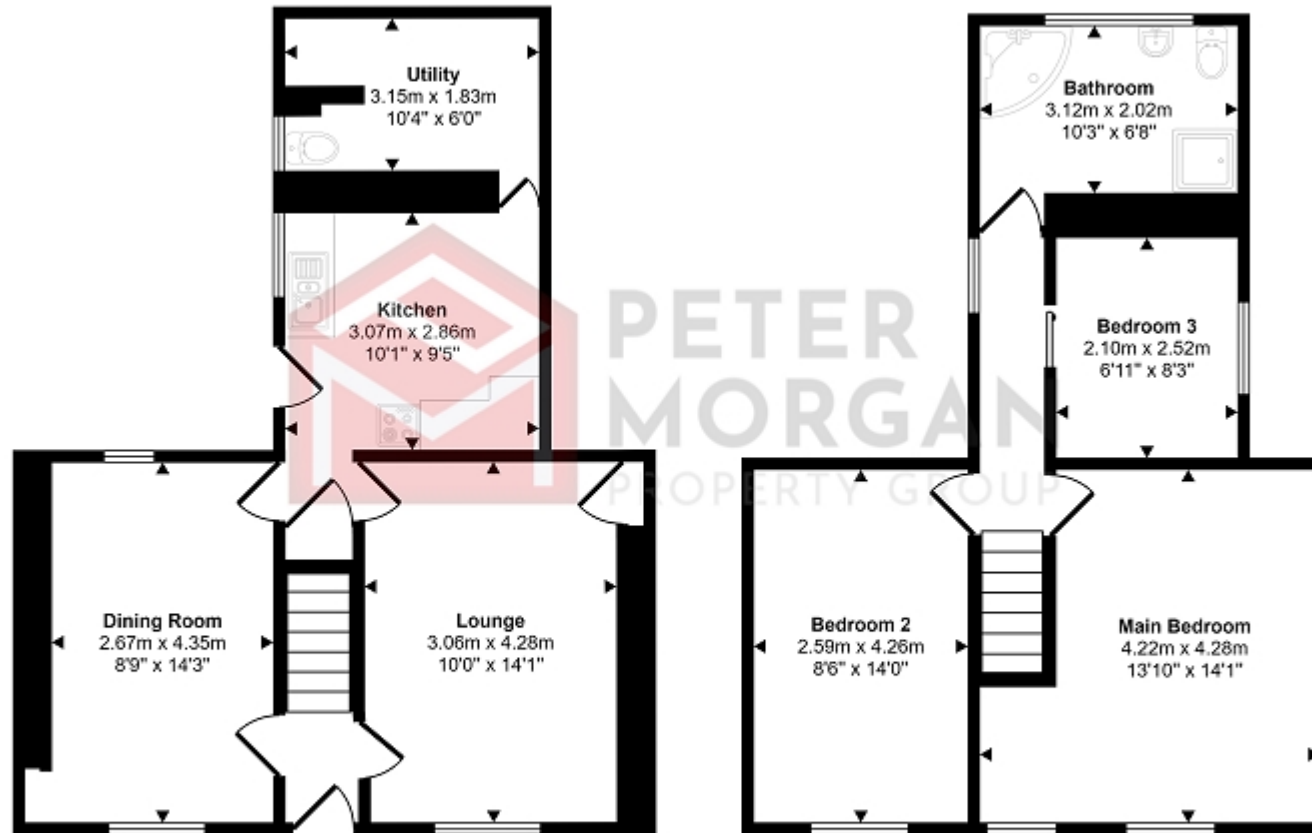
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
96 sq m / 1029 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 46 sq m / 496 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		83
(69-80) C		
(55-68) D	56	
(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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