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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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PETER MORGAN

23 Cemetery Road, Ogmere Vale, Bridgend, Bridgend County. CF32 7HR



PETER MORGAN

Offers In Region Of **£195,000**

Main Features

- 3 bedroom detached home
- 2 reception rooms
- Conservatory
- Shower room
- Garage and off road parking
- Situated in a central location within the village
- School, shops, cycle track, leisure centre are all within 1/2 mile
- The M4 is accessible at Jct 36 (7 miles approx)
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

General Information

3 BEDROOM DETACHED PROPERTY WITH DETACHED GARAGE, ELECTRIC SHUTTERS, DRIVE WITH SIDE ACCESS AND MORE.

Situated in a central location within the village. School, shops, cycle track, leisure centre are all within 1/2 mile. The M4 is accessible at Jct 36 (7 miles approx).

This home has accommodation comprising ground floor hallway, lounge, living room, kitchen and conservatory. First floor landing, family bathroom and 3 bedrooms. Externally there is a detached garage, drive with side access and rear garden. The property benefits from gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

Composite front door. Papered walls. Textured ceiling. Staircase leading to first floor. Understairs storage. Fitted carpet. Radiator.

Lounge

uPVC bay window. Papered walls. Picture rail. Textured ceiling. Electric wall mounted fire. 2 alcoves with shelving. Fitted carpet. Radiator.

Sitting / Dining Room

uPVC door. Papered walls. Picture rail. Papered ceiling. Feature fire place (gas disconnected). Slate hearth with wooden surround. Fitted carpet. Radiator.

Kitchen

uPVC door. Papered walls. Plastered ceiling. Fitted kitchen comprising a range of wall mounted and base units with laminate marble effect worktops. Stainless steel integral double oven, gas hob and integral extractor fan. Space for dishwasher. Stainless steel sink unit. Tiled splashback. Tiled floor. Radiator.

Conservatory

Half brick style with polycarbonate roof. uPVC windows and French doors leading to garden. Plastered walls. Tiled floor. Radiator.

FIRST FLOOR

Landing

uPVC window. Wooden bannister. Papered walls. Textured ceiling. Fitted carpet. Radiator.

Shower Room

uPVC window. 3 piece suite in white comprising close coupled w.c, hand wash basin set in vanity unit and shower cubicle with mixer shower and clad walls. Papered walls. Textured ceiling. Part tiled walls. Solid wood flooring. Towel radiator.

Bedroom 1

uPVC window. Plastered walls. Picture rail. Plastered ceiling. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Papered walls. Picture rail. Textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Papered walls. Picture rail. Textured ceiling. Fitted carpet. Cupboard housing combi gas central heating boiler. Radiator.

EXTERIOR

Front Garden

Courtyard style front garden with pathway leading to front door. Wrought iron railings. Brick wall. Driveway parking.

Rear Garden

Paved patio area. Raised planting area with decorative stone.

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.

Detached Garage

Detached garage. Mechanics pit. Attic storage. Electric. Electric shutter door. uPVC door to rear garden.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

B

Current heating type

Combi

Tenure

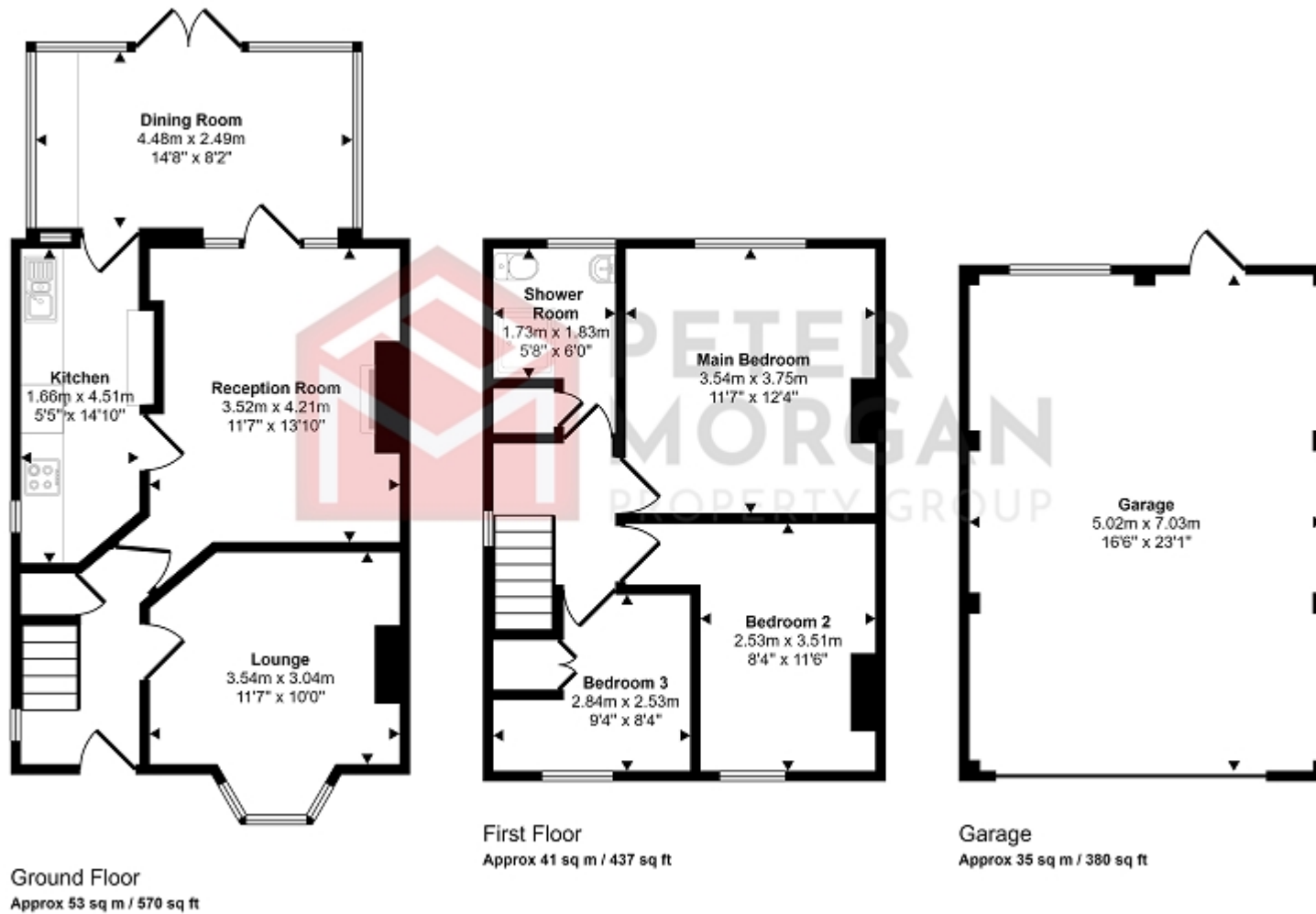
Freehold







Approx Gross Internal Area
129 sq m / 1387 sq ft

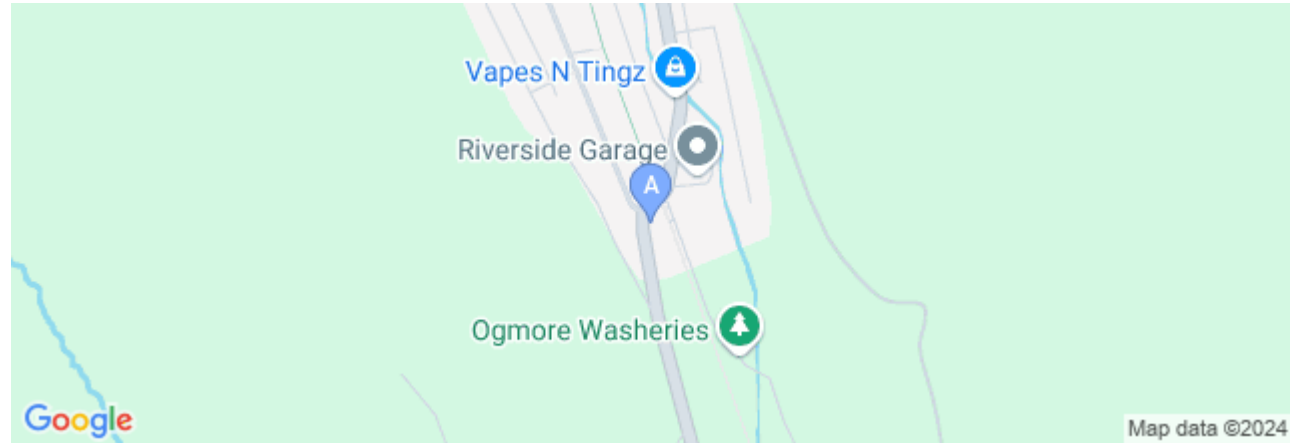


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

23 Cemetery Road, Ogmore Vale, Bridgend, Bridgend County. CF32 7HR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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