

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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5 Walters Road, Ogmores Vale, Bridgend, Bridgend County. CF32 7DL



PETER MORGAN

Offers In Region Of **£170,000**

Main Features

- Semi detached 3 double bedroom house
- Requiring some modernisation
- 2 reception rooms
- Ground floor bathroom
- Tiered rear garden
- 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 DOUBLE BEDROOM SEMI DETACHED HOME WITH SIDE AND REAR ACCESS, IN NEED OF SOME MODERNISATION.

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, dining room, bathroom and kitchen, First floor landing, 3 double bedrooms, bedroom 1 having a dressing room. Externally there is side access and a tiered rear garden with rear lane access The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC front door. Plastered walls. Polystyrene tile ceiling. Wood effect laminate flooring. Staircase leading to first floor. Glass panelling above walls overlooking living room and stairs.

Lounge

uPVC windows to front. Plastered walls and ceiling. Decorative stone fireplace with electric fire. Storage cupboard. Fitted carpet. Radiator.

Sitting / Dining Room

Wooden window overlooking kitchen area. Part papered, part wooden clad walls. Plastered ceiling. Wood effect laminate flooring. Granite hearth with gas fire. Radiator.

Inner Hallway

uPVC window. Papered walls. Plastered ceiling. Wood effect laminate flooring.

Bathroom

uPVC window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and panelled bath. Part tiled walls. Part decorative clad panels. Storage cupboard with marble effect laminate work top. Tiled floor. Chrome towel radiator.

Kitchen

uPVC window and door to rear. Velux window. A range of gloss white kitchen units, marble effect laminate worktop and stainless steel sink with mosaic tiled splashback. Clad walls. Wood clad ceiling. Area for washing machine and tumble dryer. Space for standalone cooker. Tiled flooring.

FIRST FLOOR

Landing

Papered walls. Plastered ceiling. Fitted carpet. Wooden window on landing overlooking landing area from bedroom 2.

Bedroom 1

uPVC window. Papered walls. Polystyrene tiled ceiling. Built in wardrobes. Fitted carpet. Radiator. Door to..

Dressing Room

uPVC window. Papered walls. Polystyrene tile ceiling. Combi gas central heating boiler. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Papered walls. Polystyrene tile ceiling. Built in wardrobes. Wooden window over looking landing. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Papered walls. Polystyrene tile ceiling. Fitted carpet. Radiator.

EXTERIOR

Rear Garden

Tiered garden with dividing stone walls. Paved patio courtyard area. Tier 2 laid to paved patio area. Further tiers laid to lawn. Concrete steps and pathway leading to rear gate with rear lane access. Boundary hedging. Shed. Side access from front.

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

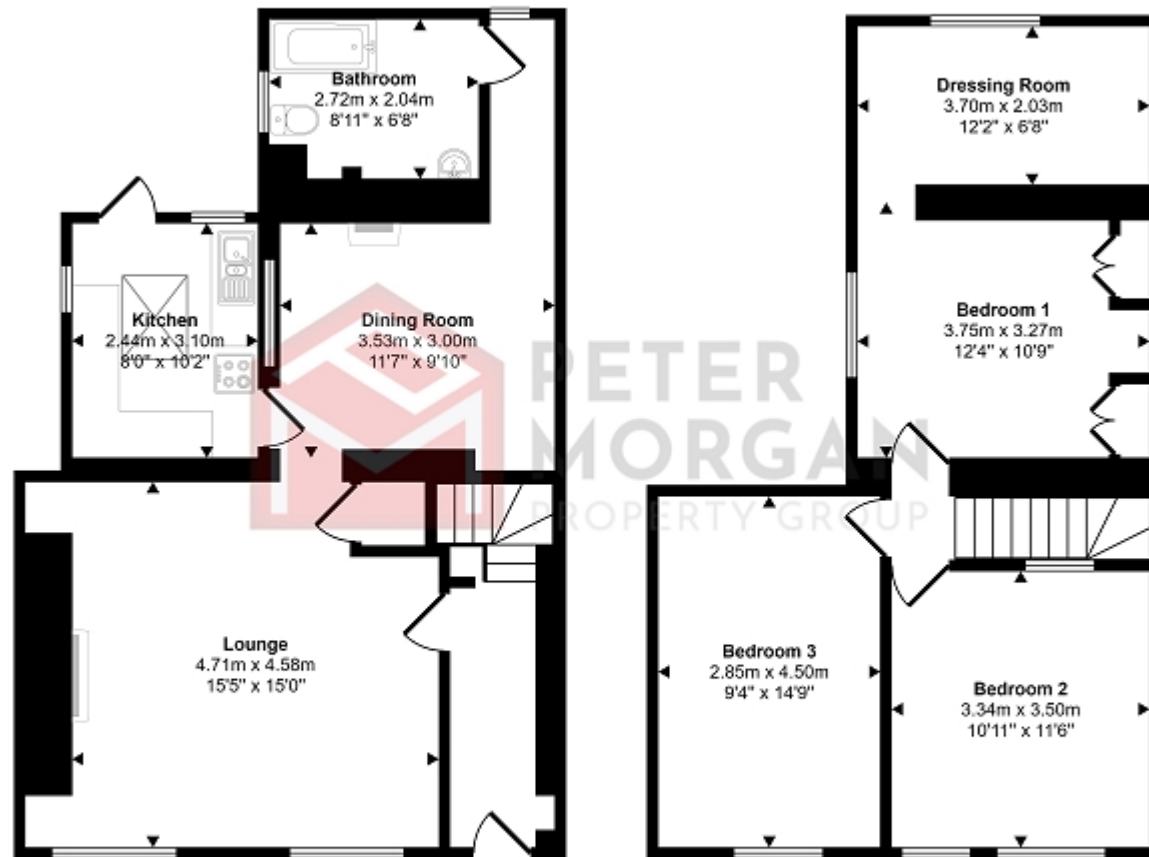
Tenure

Freehold





Approx Gross Internal Area
114 sq m / 1229 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft

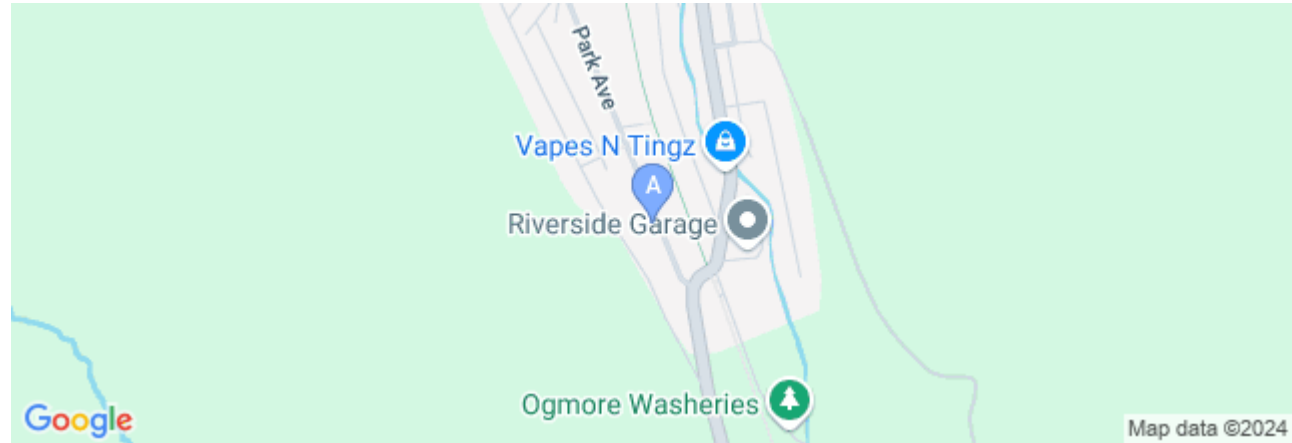
First Floor
Approx 51 sq m / 546 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(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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