

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



PETER MORGAN

3 Spion Kop, Ogmores Vale, Bridgend, Bridgend County. CF32 7BT

£125,000

3 Spion Kop, Dgmore Vale, Bridgend, Bridgend County. CF32 7BT

Main Features

- Mid terraced house
- 3 bedrooms
- First floor bathroom
- Fitted kitchen and lounge
- Elevated front garden and 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: A. EPC:D

General Information

3 BEDROOM MID TERRACED, FIRST FLOOR BATHROOM, REAR GARDEN 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 living room and kitchen. First floor landing, family bathroom and 3 bedrooms. Externally there is an elevated front garden and tiered courtyard style garden to rear. The property benefits from gas central heating and uPVC double glazing.

GROUND FLOOR

Lounge/Dining Room

uPVC double glazed door and window to front. Carpeted staircase to first floor. Plastered walls. Plastered ceiling with inset spotlights. Vinyl flooring. Radiator.

Kitchen

uPVC window and door to rear. Fitted kitchen comprising a range of wall mounted and base units with laminate marble effect worktops tops. Tiled splashback. Stainless steel sink unit. Stainless steel gas hob, integrated electric oven and stainless steel extractor fan. Space for washing machine. Plastered walls and ceiling with inset ceiling spotlights. Tiled floor. Storage cupboard. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Fitted carpet. Doors to bedrooms and..

Family Bathroom

uPVC window. 3 piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath with overhead electric shower. Tiled and plastered walls. Textured ceiling. Wood effect laminate flooring. Radiator.

Bedroom 1

2 uPVC windows to front. Plastered walls and ceiling. Fitted carpet. Storage cupboard. Radiator.

Bedroom 2

Skylight roof window. Plastered walls and ceiling. Fitted carpet. Storage cupboard. Combi gas central heating boiler. Radiator.

Bedroom 3

Steps leading down to bedroom 3. uPVC window. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

EXTERIOR

Front Garden

Steps leading to elevated front garden. Wrought iron railings. Shared access / steps.

Rear Garden

Steps leading to small courtyard garden. Laid to paved patio. Requires tidying.

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

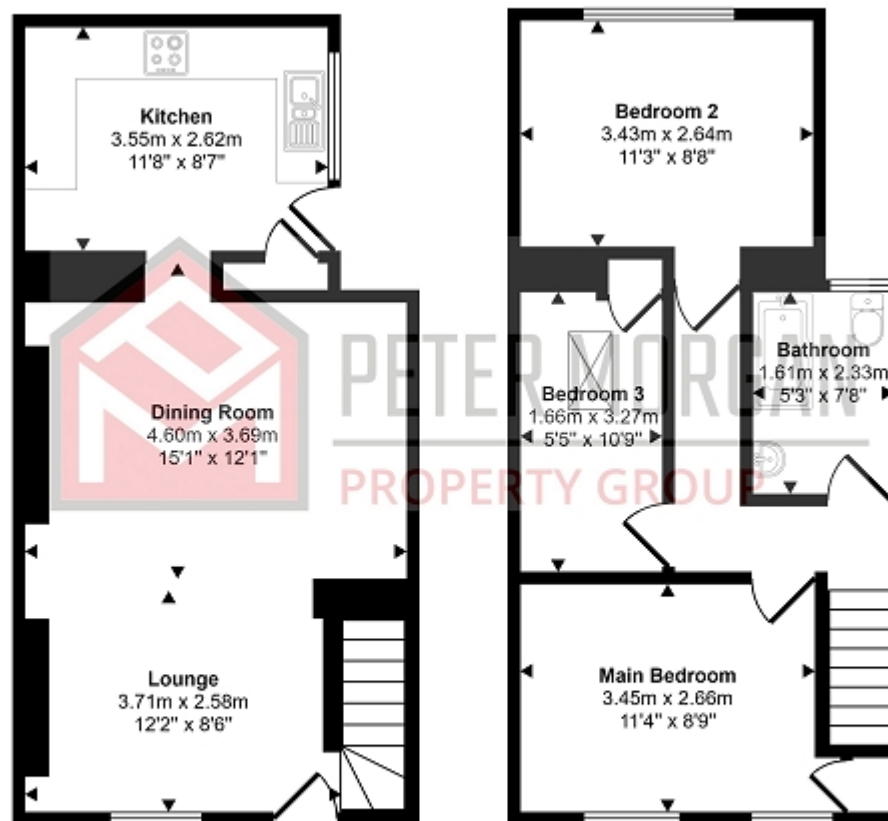
Combi

Tenure

Freehold



Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 37 sq m / 402 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.

3 Spion Kop, Ogmore Vale, Bridgend, Bridgend County. CF32 7BT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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.

<p>Neath Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Talbot Green Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Carmarthen Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
--	--	--	--	---	---	---	--

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

www.petermorgan.net

03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

