

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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29 Walters Road, Ogmores Vale, Bridgend, Bridgend County, CF32 7DL



PETER MORGAN

£145,000

Main Features

- Stone fronted semi detached house
- Three bedrooms
- 2 reception rooms
- Ground floor bathroom
- Situated at the entrance to Ogmore Vale
- Popular and convenient location for school, Celtic Trail Cycle Track and Leisure Centre
- This home is within approximately 6 miles of the M4 at Junction 36
- Offered for sale with vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band B. EPC:

General Information

THREE BEDROOM, TWO RECEPTION ROOM, SEMI DETACHED STONE FRONTED HOME IN A POPULAR AND CONVENIENT LOCATION FOR SCHOOL, CELTIC TRAIL CYCLE TRACK, LEISURE CENTRE AND LOCAL AMENITIES OFFERED WITH VACANT POSSESSION.

Situated at the entrance to Ogmore Vale providing convenience for amenities as stated. This home is within approximately 6 miles of the M4 at Junction 36.

This home has accommodation comprising ground floor hallway, two reception rooms, kitchen / breakfast room, family bathroom and rear hallway. First floor landing and three bedrooms.

The property benefits from uPVC double glazing, combi gas central heating and is offered for sale with vacant possession.

GROUND FLOOR

Hallway

uPVC double glazed front door. Grey woodgrain laminate flooring. Carpeted staircase to 1st floor. Wall mounted gas central heating thermostat. White colonial style panelled doors to reception rooms.

Sitting Room

uPVC double glazed window to front. Laminate flooring. Radiator. Coved ceiling. Ceiling rose. Alcove. Boxed in gas meter.

Lounge/Dining Room

uPVC double glazed window to front. Grey wood grain laminate flooring. Alcoves. Radiator. Coving. Under stairs store cupboard. Access to....

Kitchen/Breakfast Room

uPVC double glazed window to rear. Traditional fitted kitchen finished with wood doors and black handles. Laminate worktops and tiled splashback. One and a half bowl stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Spaces for tumble dryer and under counter fridge and freezer. Breakfast bar. Radiator. Loft access. Grey wood grain laminate flooring. Combi gas central heating boiler housed in wall unit.

Rear Hallway

uPVC double glazed door providing access to side pathway and rear garden. Grey wood grain laminate flooring. Radiator.

Bath & Shower Room

uPVC double glazed window to rear. Fitted four piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin, paneled bath with mixer tap and hair wash spray. Double shower cubicle with electric shower and glass enclosure. Part tiled walls. Grey wood grain. Cushioned flooring. Extractor fan. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Balustrade with spindles. Fitted carpet. Loft access. Smoke alarm. Ceiling mounted air circulation unit.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator. Coving. Ceiling rose.

Bedroom 2

2 uPVC double glazed windows to front. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet. Small loft entrance.

EXTERIOR

Gate and side pathway leading to side entrance door and rear garden.

Rear Garden

The rear garden requires clearance and landscaping.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

B

Current heating type

Combi

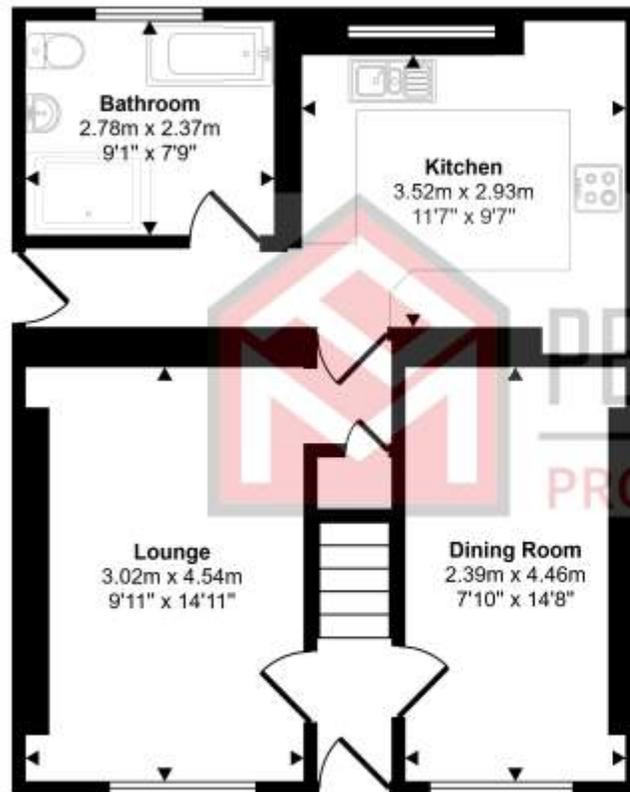
Tenure

Freehold

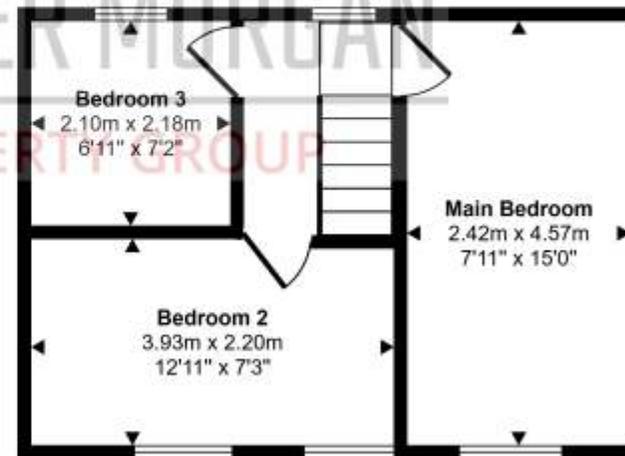




Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft



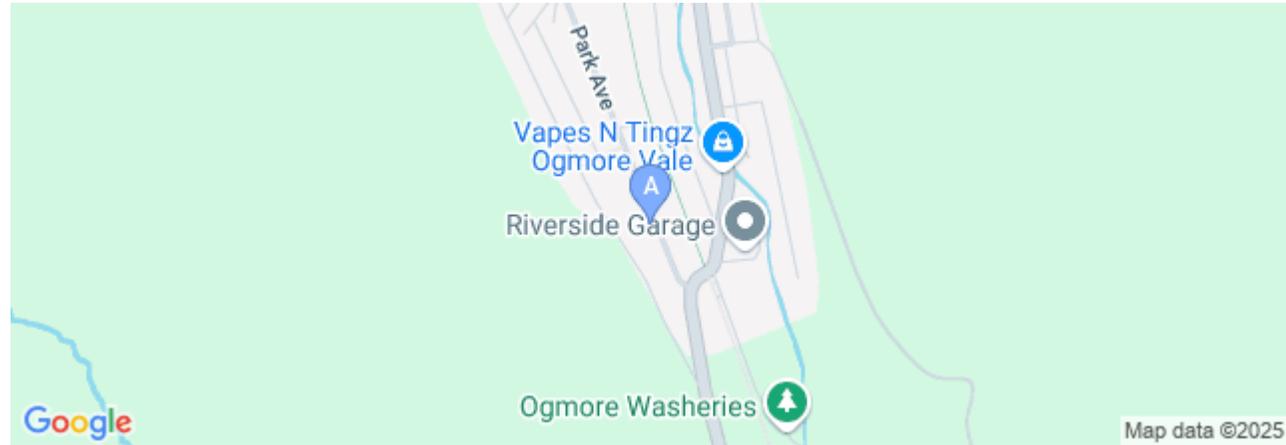
First Floor
Approx 29 sq m / 317 sq ft

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	
(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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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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