



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN BRIDGEND

Ty Bryn Vale View, Ogmores Vale, Bridgend.
CF32 7DP

£135,000



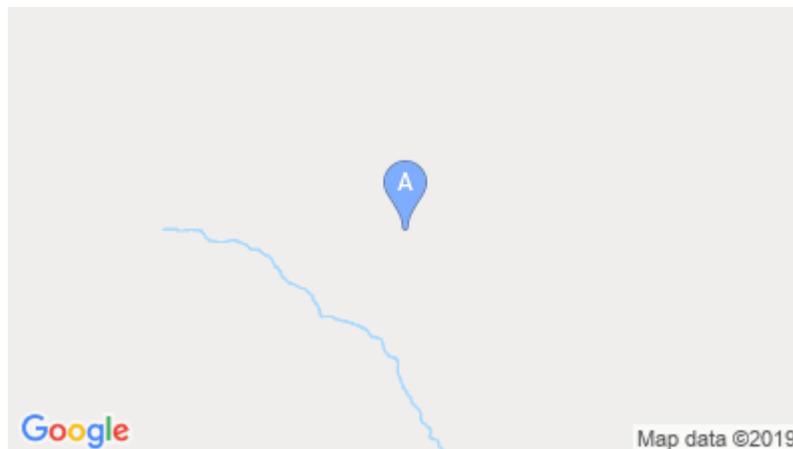
PAYTON
JEWELL
CAINES

Ty Bryn Vale View, Ogmore Vale, Bridgend. CF32 7DP

NO ONGOING CHAIN - Well presented three bed semi detached house set within a picturesque semi rural location. The property comprises downstairs w.c. lounge, kitchen/diner, two double bedrooms, one single, family bathroom, low maintenance rear garden and dedicated parking for two vehicles.

Â£135,000 - Freehold

- Well presented three bed semi detached house
- Kitchen/Dining room
- Downstairs w.c.
- Low maintenance rear garden
- Picturesque semi rural location, EPC-C
- Designated two car parking spaces
- Internal viewing recommended



DESCRIPTION

Three bedroom semi detached house located in the picturesque semi-rural location of Ogmores Vale. The property is within a short drive of local shops and amenities, with Bridgend town centre, McArthur Glen Designer Outlet and J36 of the M4 corridor just a 15 minute drive. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Via steps leading up to the front courtyard, side path leads around to the side door which is the main access to the property. Part glazed PVCu door with frosted glass into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with one centre light, emulsioned walls, wood effect laminate flooring and access into the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM (5' 1" x 4' 5") or (1.56m x 1.35m)

Emulsioned ceiling with four modern down lights, emulsioned walls, double radiator, vinyl flooring, PVCu double glazed window with frosted glass to front aspect and wall mounted combination gas boiler. Two piece suite comprising low level w.c. and wash hand basin both set within vanity unit.

LOUNGE (15' 8" x 11' 1") or (4.78m x 3.37m)

Emulsioned ceiling with one centre light, emulsioned walls and PVCu double glazed bay window to front aspect. Two double radiators, under stairs storage cupboard and wood effect laminate flooring. Through large square archway into the kitchen/diner.

KITCHEN/DINER (18' 4" x 8' 0") or (5.60m x 2.45m)

Emulsioned ceiling with modern down lights, emulsioned walls with tiling to splash back areas. The kitchen area has a range of wall and base units in cream shaker style with complementary work top. Freestanding under counter fridge, washing machine and tall larder fridge/freezer. Freestanding electric oven with glass and stainless steel cooker hood. Single stainless steel sink with mixer tap below a PVCu double glazed window with views over the rear courtyard. PVCu double glazed French doors from the dining area open onto the patio area which is ideal for garden furniture. Double radiator and a continuation of the oak effect laminate flooring.

LANDING

Via stairs with fitted carpet and open balustrade. PVCu double glazed window with frosted glass on the half landing. Emulsioned ceiling with one centre light, smoke detector and access into the attic space. Emulsioned walls and fitted carpet.

BEDROOM 1 (9' 10" x 8' 3") or (2.99m x 2.51m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window taking full advantage of the uninterrupted rural views. Double radiator and fitted carpet.

BEDROOM 2 (12' 6" x 9' 5") or (3.82m x 2.86m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to rear aspect, double radiator and fitted carpet.



BEDROOM 3 (9' 9" x 8' 0") or (2.97m x 2.45m)

Emulsioned ceiling with one centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and fitted carpet.

BATHROOM (8' 1" x 5' 5") or (2.47m x 1.66m)

Emulsioned ceiling with four modern down lights, extractor fan, part tiled/part emulsioned walls, PVCu double glazed window with frosted glass to rear aspect and double radiator. Three piece suite comprising low level w.c. wash hand basin with mixer tap set within vanity unit with tiling to splash back area, panelled bath with mixer tap, mains fed shower over and glass shower screen. Tiling effect vinyl flooring.

OUTSIDE

To the front there is a dedicated parking for two vehicles, steps with wrought iron handrail leading up to the raised patio area to the front which is bound by wrought iron railings. Path leads to the side door which is the main access and the rear garden.

To the rear the low maintenance courtyard is bound by wood panel fencing and rendered walling. Rendered raised beds offer an area for plants and shrubs. Laid mainly to decorative chipping's with patio area ideal for garden furniture. The garden shed is to remain.

DIRECTIONS

From Bridgend town head to Ogmores Vale on entering Ogmores Vale turn left onto Bryn Road, continue along Bryn Road until you come to the new build semi detached properties on the left hand side, Ty Bryn is the property opposite Suffolk Place.



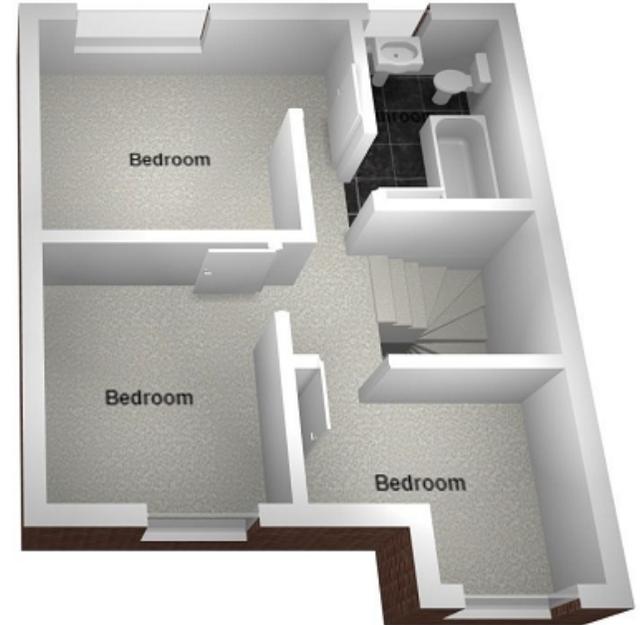
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		114
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		112
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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