



Brookside, Suffolk Place, Ogmore Vale,
Bridgend . CF32 7DS

£275,000

PCJ PAYTON
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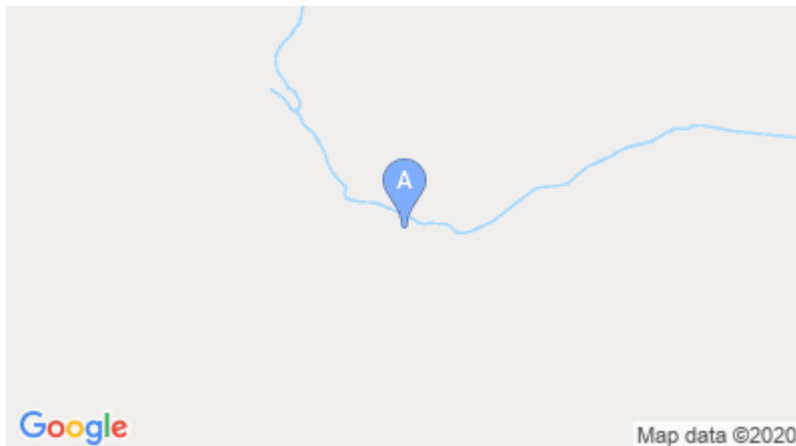
Brookside, Suffolk Place, Ogmore Vale, Bridgend . CF32 7DS

A property with the WOW FACTOR offering stunning
VIEWS over mountains and forestry BUT ONLY 15
minutes from the M4 CORRIDOR.

4 DOUBLE BEDROOMS, 2/3 reception rooms, SUMMER
HOUSE, driveway parking and DOUBLE GARAGE. Ideal
location for country walks/ mountain biking. VIEWING
RECOMMENDED.

£275,000 - Freehold

- Unique 4 double bedroom detached house
- Two/three reception rooms
- Set in semi rural location with amazing views
- New gas central heating
- PVCu double glazing / EPC - D
- Double garage and summer house



DESCRIPTION

A Unique property which benefits from upside down living to take advantage of the scenery that surrounds the property.

The property comprises: 3/4 double bedrooms, 2/3 reception rooms, downstairs w.c. double garage, driveway for numerous vehicles, Summer House and enclosed gardens. Internal viewing is highly recommended to fully appreciate this lovely family home.

ENTRANCE

Ground floor entrance is accessed via double wrought iron gates off Blandy Terrace. The property is accessed via glazed PVCu door with frosted glass and leaded detail and matching side panel into the entrance hall.

ENTRANCE HALL

Papered and coved ceiling with centre light, smoke detector, emulsioned walls, wood effect vinyl flooring and double radiator. Staircase leading to the first floor.

BEDROOM 2 (12' 0" x 12' 3") or (3.66m x 3.73m)

A lovely light and airy bedroom that benefits from views to the garden. The room benefits from artexed and coved ceiling with centre light and ceiling rose, papered walls, PVCu double glazed window to front aspect, double radiator and wood effect vinyl flooring.

BEDROOM 3 (9' 11" x 9' 8") or (3.01m x 2.95m)

Artexed and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect that enjoys views of the front garden, double radiator, a range of built in wardrobes and fitted carpet.

CLOAKROOM/W.C

Polystyrene ceiling tiles with coving and centre light, part tiled/part emulsioned walls and ceramic tiled flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin with mixer tap. Access into large under stairs storage cupboard housing the consumer unit.

ENTRANCE HALL

The first floor entrance is accessed via the pedestrian garden gate off Suffolk Place through the garden gate. The property is accessed via UPVc double glazed door with frosted glass and leaded detail with matching glazed side panel. The L shaped hallway is finished with papered and coved ceiling with two centre lights, papered walls, double radiator, access into storage cupboard which is an ideal space for coats and shoes. Wood effect laminate flooring.

LOUNGE (21' 0" x 12' 0") or (6.41m x 3.67m)

A welcoming lounge that takes full advantage of the beautiful countryside views of the mountains and forestry that surround Ogmore Vale, with floor to ceiling large picture window with top opening windows and a sliding patio door that leads onto the terrace it is definitely a view that will impress. The room is finished with papered and coved ceiling with two centre lights, papered walls with two feature papered walls, one wall light, double radiator, feature fireplace and fitted carpet. Internal hardwood door gives access to bedroom four/study.



BEDROOM 4 / STUDY ROOM (11' 1" x 9' 2") or (3.37m x 2.79m)

Another room with a view that doesn't fail to impress, the room is finished with artexed and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect taking advantage of the rural views and double radiator.

KITCHEN (11' 1" x 7' 0") or (3.38m x 2.14m)

The kitchen is located to the rear of the property and benefits from a sunny aspect with views overlooking the rear raised beds of the garden. The kitchen is finished with pitch pine tongue and groove ceiling with one centre strip light and modern spotlight bar, part tiled/part emulsioned walls. A range of wall and base units with complementary work top housing single stainless steel sink with double drainer. Space for freestanding washing machine, dishwasher, tumble dryer and fridge/freezer. Built in electric oven at eye level, double radiator and wood effect laminate flooring. A serving hatch looks through to the dining room.

DINING ROOM (10' 4" x 9' 11") or (3.16m x 3.01m)

Papered and coved ceiling with centre light, dual aspect PVCu double glazed windows one to rear and side, emulsioned walls, double radiator and wood effect laminate flooring.

MASTER BEDROOM (12' 6" x 12' 0") or (3.82m x 3.67m)

The principle bedroom again takes advantage of the beautiful views and benefits from built in wardrobes which will remain. The room is finished with papered and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, double radiator and bare flooring. Access into storage cupboards.

FAMILY BATHROOM (8' 8" x 7' 10") or (2.65m x 2.40m)

Papered and coved ceiling with centre light, fully tiled from floor to ceiling with modern mosaic border, PVCu double glazed window to rear aspect with frosted glass, double radiator and tile effect vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap, panelled bath and separate shower enclosure fully tiled from floor to ceiling with electric shower and pivoting glass shower door. Access into large airing cupboard with storage.

OUTSIDE

To the rear the property is accessed via wooden garden gate from Suffolk Place, steps lead down to the path which continues around the house. Borders of mature planting set on a dwarf original dry stone wall, the property is bound by breeze block walling. Tiered garden to the side laid to decorative chippings, bordered by mature trees and shrubs, the steps continue down to the front of the property.

To the front, the property is bound by breeze block walling and wood panel fencing. Wrought iron gates off Blandy Terrace give access to the driveway and the front of the property, the driveway offers parking for numerous vehicles. A lawned area to the left is bordered by decorative chippings, to the right an area of decorative chippings offers a great space for outdoor dining furniture so that you can enjoy the mountain and forestry views. The large double garage benefits from numerous power points, light, sink and water.

SUMMER HOUSE (12' 4" x 9' 1") or (3.77m x 2.78m)

The summerhouse has pitched pine finish inside and is accessed via double doors, two wooden double glazed windows offer views of the garden and driveway to the front of the property.



DIRECTIONS


On entering Ogmore Vale from Bridgend, turn left onto Walters Road which leads onto Meadow Street, turn left onto Blandy Terrace and the double gates that access the driveway are on the left hand side.

The postal address for the property is Suffolk Place but this will take you to the rear of the property, access is via a pedestrian wooden garden gate.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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.



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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