



Caedu Road, Ogmore Vale, Bridgend . CF32
7DR

Offers In Excess Of
£190,000

 PAYTON
JEWELL
CAINES

Caedu Road, Ogmores Vale, Bridgend . CF32 7DR

A three bed semi detached house comprising entrance hallway, lounge, kitchen, dining room, UTILITY ROOM and bathroom to the ground floor. To the first floor there are three bedrooms and a WC. The property also benefits from front and rear gardens and a GARAGE with rear access. Viewing recommended.

Offers In Excess Of £190,000 - Freehold

- Three bedroom semi detached house
- Lounge & separate dining room
- Modern kitchen with utility room
- Ground floor family bathroom
- First floor WC, EPC - E
- Single detached garage & south facing rear garden



DESCRIPTION

Viewing is highly recommended on this delightful family home which would be an ideal purchase for those looking for their first property.

Accommodation briefly comprises to the ground floor, entrance hall, lounge, dining room, kitchen, utility room and family bathroom. To the first floor there is a landing leading to three bedrooms and a w.c.

Externally there is an enclosed garden to the front of the property having side access to a low maintenance tiered garden at the rear with detached garage.

The property is located in Ogmore Vale which is approximately 15 minutes from Bridgend town centre and McArthur Glen Designer Outlet. The M4 corridor is accessed via J36 which provides quick links to Cardiff and Swansea. Ogmore Vale also benefits from local shops and amenities and offers numerous countryside walks and mountain bike trails. On a main line train link through Bridgend and Sarn train stations.

ENTRANCE HALLWAY

Via PVCu composite door. Emulsioned ceiling and walls. Understairs storage area. Radiator. Fitted carpet. Two doors leading off.

LOUNGE (14' 8" x 12' 0") or (4.46m x 3.65m)

Emulsioned ceiling with original coving. Emulsioned walls. PVCu double glazed bay window overlooking the front. Radiator and laminate flooring.

DINING ROOM

Emulsioned ceiling. Coving. Emulsioned walls. PVCu double glazed window overlooking the rear. Two built-in storage cupboards. Radiator and fitted carpet. Feature bi-folding doors through to:

KITCHEN (11' 8" x 9' 4") or (3.55m x 2.84m)

Emulsioned ceiling. Partly tiled and emulsioned walls. PVCu double glazed window overlooking the side. Fitted kitchen having a range of wall and base units with complimentary work surface and ceramic tiling to splashback. Inset stainless steel sink and drainer. Built-in electric oven and gas hob with overhead extractor. Space for fridge/freezer. Integrated dishwasher. Breakfast bar. Tiled flooring.

UTILITY ROOM (11' 8" x 6' 7") or (3.55m x 2.01m)

Emulsioned ceiling. Coving. Part emulsioned and part panelled walls. PVCu double glazed door and window leading out on to the rear garden. Range of base units. Stainless steel sink and drainer. Wall mounted combination gas boiler. Plumbing for automatic washing machine.

FAMILY BATHROOM (9' 0" x 5' 10") or (2.75m x 1.78m)

Emulsioned ceiling. Downlights. Coving. Partly tiled and emulsioned walls. Frosted glass PVCu double glazed window overlooking the rear. Three piece suite comprising panelled bath with overhead power shower, low level w.c. and wall mounted wash hand basin. Radiator and tiled flooring.

FIRST FLOOR LANDING

Emulsioned ceiling and walls. Built-in storage cupboard. Fitted carpet. Four doors leading off.



MASTER BEDROOM (13' 0" x 11' 5") or (3.96m x 3.49m)

Emulsioned ceiling. Coving. Emulsioned walls. PVCu double glazed window overlooking the front. Radiator and fitted carpet.

BEDROOM 2 (12' 2" x 11' 6") or (3.70m x 3.50m)

Emulsioned ceiling. Coving. Emulsioned walls. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

BEDROOM 3 (12' 11" x 7' 3") or (3.93m x 2.20m)

Access to loft. Emulsioned ceiling. Coving. Emulsioned walls. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

W.C. (8' 9" x 3' 0") or (2.66m x 0.91m)

Emulsioned ceiling. Coving. Emulsioned walls. Frosted glass PVCu double glazed window overlooking the rear. Two piece suite comprising low level w.c. and pedestal. Chrome heated towel rail. Fitted carpet.

OUTSIDE

The front garden is laid to decorative slabs and is enclosed with wrought iron fencing with steps leading up to the front door.

To the rear there is an enclosed easy maintainable tiered garden which is partly laid to patio and artificial grass with steps leading up to a decked area and mature planting and shrubs to the borders. A complimentary door leads through to the garage which has an up and over door, power supply and lighting.


NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.



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		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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