



Woodland House 1 Woodland Street,
Ogmore Vale, Bridgend County. CF32 7EX

Offers Over
£400,000



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IMPRESSIVE FIVE DOUBLE BEDROOM detached house with PANORAMIC VIEWS over the mountainside with 3 acres of land. The property offers substantial living accommodation and benefits from, two reception rooms, dining room, CONSERVATORY, kitchen, downstairs w.c. bathroom, EN SUITE and dressing area to the master bedroom, large rear garden, GARAGE and OFF ROAD PARKING.

Offers Over £400,000

- Impressive five double bedroom detached house
- 3 ACRES OF LAND ADJACENT WITH LAPSED PLANNING
- Fitted kitchen with utility area and downstairs w.c.
- Master bedroom with dressing area and en suite



DESCRIPTION

Introducing this unique large five bedroom detached family home located in a semi-rural setting with EXTENSIVE VIEWS over the surrounding countryside and beyond as well as having 3 ACRES to the side which has lapsed planning consent for the development of 5 detached houses planning reference - P/07/443/OUT . The property benefits from a large entrance hall, two reception rooms, dining room, kitchen with central island, utility, downstairs w.c. master bedroom with dressing area and en suite, gardens to the front, side and rear, off road parking and garage. Internal viewing highly recommended to fully appreciate all this property to has offer.

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

Via frosted PVCu front door with glass panels into the large entrance hall.

ENTRANCE HALL (23' 10" x 8' 10") or (7.27m x 2.69m)

Skimmed and emulsioned ceiling with centre light and ceiling rose, decorative cornice, skimmed and emulsioned walls and tiled flooring in white marble effect with matching up stands. Two wall mounted radiators, double doors leading into reception room two and doors leading into the kitchen, downstairs w.c. dining room and lounge. Staircase leading to the first floor. Alcove leading into the downstairs w.c. and wooden door leading into storage space.

KITCHEN (18' 3" x 11' 5") or (5.56m x 3.49m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to splash back areas, skirting and tiled flooring. The kitchen comprises a range of wall and base units in high gloss white with complementary granite work surfaces and up stands. One and half inset stainless steel sink with chrome mixer tap, built in double electric oven with four ring electric hob with chrome extractor hood and granite back splash. Integrated dishwasher, fridge and wine cooler. Two PVCu double glazed windows overlooking the rear of the property and chrome wall mounted radiator. Centre island breakfast bar with stools and part glazed wooden door leading into the conservatory.

RECEPTION ROOM 2 (19' 10" x 18' 3") or (6.04m x 5.57m)

Skimmed and emulsioned ceiling with two pendant lights, ceiling roses and decorative cornice. Skimmed and emulsioned walls with dado rail and a continuation of the marble white tiled flooring. Feature chimney breast with decorative surround and two large PVCu double glazed bay windows overlooking the hillside views to the front of the property. Two wall mounted radiators and double doors leading into the conservatory.

CONSERVATORY (28' 6" x 8' 10") or (8.68m x 2.68m)

Skimmed, emulsioned and covered ceiling with inset spot lights, skimmed and emulsioned walls, skirting, radiator and laminate flooring. Brick dwarf walls with surrounding PVCu double glazed windows and PVCu double doors leading out to the rear garden.



UTILITY AREA (8' 10" x 8' 10") or (2.70m x 2.68m)

Part glazed frosted PVCu door leading to the rear porch, skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls, tiling to splash back areas and skirting. Tiled flooring, space for washing machine and tumble dryer with roll top work surface above and fitted wall cabinets. Belfast sink with hot and cold tap and space for a freestanding American fridge/freezer. Wall mounted radiator, PVCu double glazed window and door looking into the rear porch

REAR PORCH (5' 10" x 2' 11") or (1.79m x 0.88m)

PVCu cladding, dwarf brick walls with PVCu surrounding windows, PVCu double glazed door leading out to the rear and tiled flooring.

LOUNGE (24' 7" max x 19' 8" max) or (7.50m max x 5.99m max)

Generous lounge with elevated views to the front. Skimmed, emulsioned and coved ceiling with two sets of centre lights, skimmed and emulsioned walls, wall lights, a continuation of the marble tiled flooring and up stands. Feature brick inglenook fireplace housing a log burner, two wall mounted radiators, double PVCu doors leading to the front of the property and PVCu double glazed bay window with views over the hillside.

DINING ROOM (18' 1" max x 11' 6" max) or (5.50m max x 3.51m max)

Skimmed and emulsioned ceiling with centre light and ceiling rose, skimmed and emulsioned walls with dado rail and a continuation of the white marble tiled flooring with up stands. Feature red brick inglenook fireplace housing a log burner, wall mounted radiator and PVCu double glazed window overlooking the rear of the property.

DOWNSTAIRS W.C. (7' 0" x 5' 1") or (2.14m x 1.55m)

Skimmed, emulsioned and coved ceiling with centre light, tiled walls in marble effect and a continuation of the marble tiled flooring. Two piece suite comprising with vanity unit in high gloss with wash hand basin and chrome mixer tap with storage drawers and w.c. Wall mounted towel rail and PVCu frosted double glazed window overlooking the rear of the property.

LANDING

Tiled staircase leading to the first floor with wooden spindle balustrade, emulsioned ceiling with decorative coving and centre light, skimmed and emulsioned walls and skirting. Wall mounted radiator and PVCu double glazed window overlooking the front of the property with lovely views over the hillside. Doors leading off to five bedrooms, family bathroom and a large walk in airing cupboard housing the boiler.

MASTER BEDROOM (19' 10" x 19' 6") or (6.05m x 5.94m)

Skimmed, emulsioned and coved ceiling with inset spot lights, skimmed and emulsioned walls, wall lights, skirting and laminate flooring. Two walls with feature wall paper, two wall mounted radiators, two PVCu double glazed windows overlooking the front of the property and one PVCu double glazed bay window overlooking the side of the property. Opening into a dressing room area.

DRESSING AREA (5' 9" x 5' 6") or (1.74m x 1.68m)

Skimmed, emulsioned and coved ceiling with centre light, smoke alarm, papered walls, skirting and a continuation of the laminate flooring and PVCu double glazed window overlooking the side of the property. Wooden door leading to the en suite.



EN SUITE (8' 4" x 5' 8") or (2.53m x 1.73m)

Tiled and coved ceiling with inset spot lights, tiled walls and tiled flooring. Wall mounted radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. vanity unit with storage and wash hand basin with chrome mixer tap and wall mounted mirror and shower enclosure with glass sliding screen.

BEDROOM 3 (11' 9" max x 10' 11" max) or (3.58m max x 3.34m max)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls, laminate flooring in light grey, wall mounted radiator and a large PVCu double glazed window overlooking the rear of the property.

FAMILY BATHROOM (9' 1" x 8' 1") or (2.76m x 2.46m)

Skimmed, emulsioned and coved ceiling with centre light, spot lights over the bath, part tiled / part emulsioned walls, laminate flooring in tile effect, PVCu frosted double glazed window overlooking the rear and wall mounted radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and freestanding bath. Heated towel rail.

A/C (8' 1" x 6' 4") or (2.46m x 1.92m)

Skimmed, emulsioned and coved ceiling with centre light, loft access, skimmed and emulsioned walls, skirting and chip board flooring. Wall mounted radiator and PVCu double glazed window overlooking the rear of the property. Wall mounted boiler and shelving.

BEDROOM 2 (12' 6" x 11' 8") or (3.80m x 3.56m)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls with dado rail, skirting and laminate flooring. Wall mounted radiator and large PVCu double glazed window overlooking the rear of the property and opening leading into a dressing area.

DRESSING AREA (8' 1" x 5' 6") or (2.46m x 1.67m)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls, skirting and a continuation of the laminate flooring. Wall mounted radiator and PVCu double glazed window overlooking the rear of the property.

BEDROOM 4 (19' 6" x 13' 5") or (5.94m x 4.10m)

Skimmed, emulsioned and coved ceiling with centre spot lights, skimmed and emulsioned walls with dado rail, skirting and laminate flooring. Wall mounted radiator and PVCu double glazed bay window with views over the hillside. Feature chimney breast wall with alcoves either side.

BEDROOM 5 (19' 8" max x 11' 8" max) or (5.99m max x 3.56m max)

Skimmed, emulsioned and coved ceiling with centre light, skimmed and emulsioned walls, wall lights, skirting, laminate flooring, wall mounted radiator and PVCu double glazed window overlooking the front of the property with lovely views.

OUTSIDE


To the front of the property there is a gravel area with gated access leading to the driveway with ample off road parking. Access to the two floor garage via up and over door and also a PVCu door to the side, the garage also benefits from power and lighting.

Gravel area leading to the side of the property with wooden shed and access to the rear garden with patio area and tiered rear garden laid to lawn with lovely views.



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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.



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