



Hill Street, Ogmore Vale, Bridgend County.
CF32 7EP

£99,950

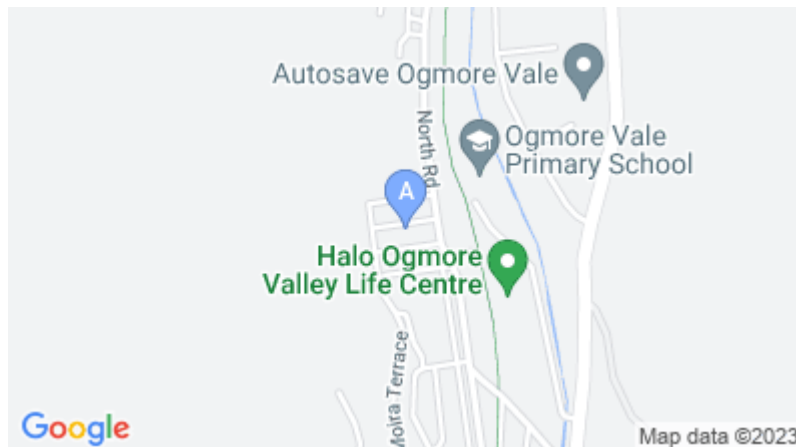


Hill Street, Ogmore Vale, Bridgend County. CF32 7EP

Traditional three bedroom end of terrace house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, bathroom, three bedrooms to the first floor, enclosed rear garden with large greenhouse and OFF ROAD PARKING to the rear. SOLD WITH NO ONWARD CHAIN.

£99,950 - Freehold

- Traditional three bedroom end of terrace house
- Enclosed rear garden with off road parking
- Two reception rooms
- Gas fired combination boiler
- Sold with no onward chain
- EPC - D / Council tax band -



DESCRIPTION

Introducing this traditional three bedroom end of terrace house in need of modernisation throughout and comprising two reception rooms, three bedrooms, downstairs bathroom, enclosed rear garden with large greenhouse and off road parking. The property is sold with no onward chain and would make an ideal buy to let investment.

The property is located in Ogmore Vale which is approximately 10 - 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, primary schools and amenities and offers numerous countryside walks and mountain bike trails.

ENTRANCE

Via part frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned walls, skirting, fitted carpet, high level fitted storage cupboard housing the electric circuit breaker and meter. Stairs leading to the first floor.

RECEPTION ROOM 1 (15' 1" x 9' 10") or (4.60m x 3.0m)

Central light fitting, papered and emulsioned walls, skirting, laminate flooring and PVCu double glazed window overlooking the rear of the property. Feature fireplace housing a gas coal effect living flame fire with ceramic hearth and feature stone surround with wooden mantle. Under stairs storage cupboard and sliding doors leading through to reception room two.

RECEPTION ROOM 2 (9' 2" x 9' 4") or (2.80m x 2.85m)

Overlooking the front via PVCu double glazed window and finished with papered and emulsioned walls, skirting and a continuation of the laminate flooring. Low level fitted storage cupboard housing the gas meter.

KITCHEN (7' 7" x 7' 9") or (2.30m x 2.35m)

Overlooking the side via PVCu double glazed window and finished with a central fluorescent strip light, emulsioned walls, skirting and a wood effect vinyl flooring. A range of low level and wall mounted units in white with a complementary roll top work surface. Inset sink with drainer, plumbing for automatic washing machine, space for under counter appliances and cooker. Wall mounted Worcester gas fired combination boiler.

REAR HALLWAY

Part frosted glazed PVCu door leading out to the rear garden and a doorway through to the bathroom.

BATHROOM

Central light fitting, emulsioned walls, skirting, vinyl flooring and PVCu frosted glazed window to the side. Three piece suite in white comprising w.c. wash hand basin and bath with over bath electric shower. Fitted storage cupboard.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.



BEDROOM 1 (12' 8" x 8' 10") or (3.85m x 2.70m)

Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and exposed floorboards. Double fitted wardrobe with louvre doors.

BEDROOM 2 (7' 3" x 11' 0") or (2.20m x 3.35m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned walls, skirting and exposed floorboards. Fitted storage cupboard with shelving.

BEDROOM 3 (7' 1" x 7' 3") or (2.15m x 2.20m)

Overlooking the rear of the property via PVCu double glazed window and finished with emulsioned walls, skirting and exposed floorboards.

OUTSIDE


Good size enclosed rear garden laid to patio with steps leading down to an area of grass. Large greenhouse, pond and further steps leading to hard standing for off road parking and gated access to the rear lane.

NOTE

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



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	57	
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk