



Llewellyn Street, Ogmore Vale, Bridgend
County. CF32 7BY

£115,000



Llewellyn Street, Ogmores Vale, Bridgend County. CF32 7BY

Two bedroom mid terrace house situated in the Village of Ogmores Vale. The property comprises entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom and enclosed rear garden. Ideal first time or investment purchase. NO ONGOING CHAIN.

£115,000 - Freehold

- Two bedroom mid terraced house
- Lovely hillside views
- Open plan lounge/diner
- Enclosed rear garden
- Large family shower room
- EPC - E / Council tax - A



DESCRIPTION

We are pleased to offer for sale this two bedroom mid terraced property 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. The property benefits from a lounge/diner and enclosed rear garden with lovely hillside views.

ENTRANCE

Via part glazed and frosted PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with centre pendant light, emulsioned walls with up stand tiled skirting, tiled flooring and radiator. Cupboard housing the consumer unit. Stairs leading to the first floor and double doors leading into the lounge/diner.

DINING AREA (10' 11" max x 9' 0" max) or (3.32m max x 2.74m max)

Emulsioned ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting and laminate flooring. Chrome wall mounted radiator and PVCu double glazed window overlooking the front of the property. Large opening into the lounge.

LOUNGE (13' 9" x 11' 5") or (4.20m x 3.49m)

Emulsioned ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting and a continuation of the laminate flooring. Feature electric fire, wall mounted chrome radiator and PVCu double glazed window to the rear of the property.

KITCHEN (10' 7" max x 8' 0" max) or (3.23m max x 2.43m max)

Emulsioned ceiling with centre light, emulsioned walls with tiling to the splash back areas, skirting and laminate flooring. A range of base and wall units in high gloss grey with complementary square edge work tops housing an inset black resin sink with chrome mixer tap, four ring gas hob with extractor hood and built in double oven. Space for washing machine, tumble dryer, dishwasher and fridge/freezer. Wooden glazed door leading to the side of the property. Wall mounted chrome radiator and PVCu double glazed window overlooking the rear of the property.

LANDING

Via stairs with fitted carpet and oak spindle balustrade with handrail. Emulsioned ceiling with centre light, emulsioned walls with one feature papered wall, skirting and a continuation of the fitted carpet. PVCu frosted double glazed window overlooking the rear of the property and radiator.

BEDROOM 1 (13' 9" max x 11' 4" max) or (4.19m max x 3.46m max)

Emulsioned ceiling with centre spot lights, loft access which is boarded with lighting, emulsioned walls with one feature papered wall, skirting and laminate flooring. Two PVCu double glazed windows overlooking the front of the property and two radiators.



BEDROOM 2 (8' 11" x 7' 6") or (2.72m x 2.28m)

Emulsioned and coved ceiling with centre light, emulsioned walls, skirting and laminate flooring. PVCu double glazed window overlooking the rear of the property and radiator.

FAMILY BATHROOM (10' 9" max x 8' 0" max) or (3.27m max x 2.45m max)


Emulsioned and coved ceiling with centre light, emulsioned walls with tiling to splash back areas, skirting and tiled flooring in wood effect. Airing cupboard housing the combination boiler. Chrome wall mounted towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. vanity sink unit with chrome mixer tap and glass shower enclosure with overhead chrome shower.

OUTSIDE

Paved steps leading to a rear courtyard, enclosed rear garden with lovely countryside views and doorway leading to a storage area with power and lighting.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(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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