



Highland Place, Ogmores Vale, Bridgend
County. CF32 7DD

£105,000



Highland Place, Ogmore Vale, Bridgend County. CF32 7DD

Two bedroom mid terraced house situated in the village of Ogmore Vale. The property comprises entrance hall, lounge, dining room, kitchen and downstairs shower room. To the first floor are two bedrooms, shower room and bathroom. Ideal first time or investment purchase.

£105,000 - Freehold

- Two bedroom mid terraced house
- Two reception rooms
- Ground floor shower room and first floor bathroom
- Lovely views to the front and rear elevation
- Ideal first time or investment purchase
- EPC - E / Council tax - B



DESCRIPTION

We are pleased to offer for sale this two bedroom mid terraced property boasting lovely views to the front and rear elevation. The property further benefits from two reception rooms, downstairs shower room and first floor bathroom. The property is located in Ogmores 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. Ogmores Vale also benefits from local shops, primary schools and amenities and offers numerous countryside walks and mountain bike trails.

ENTRANCE

Via wooden door into the entrance hall.

ENTRANCE HALL

Papered ceiling with centre pendant light, papered walls with dado rail, skirting and laminate flooring. Radiator and electric consumer box. Stairs leading to the first floor and doors leading into the lounge and dining room.

LOUNGE (12' 1" x 9' 10") or (3.68m x 3.0m)

Papered ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and large PVCu double glazed window to the front of the property with lovely hillside views. Chimney breast with alcoves either side.

DINING ROOM (12' 6" max x 10' 8" max) or (3.80m max x 3.24m max)

Papered and coved ceiling with centre pendant light, papered walls, skirting and laminate floor. Feature gas fireplace with marble hearth and alcoves either side. Radiator, PVCu double glazed window overlooking the rear of the property and doorway leading to under stairs storage.

KITCHEN (15' 0" max x 8' 3" max) or (4.56m max x 2.52m max)

Papered ceiling with centre strip light, papered walls, skirting and vinyl flooring. A range of base and wall units in solid wood with complementary roll top work surface and tiled to splash back areas. Space for washing machine, cooker with four ring gas hob and extractor hood and space for freestanding fridge/freezer. Inset stainless steel sink, radiator and PVC double glazed window overlooking the side of the property. Frosted PVCu double glazed door leading to the rear garden and door leading into the downstairs shower room.

DOWNSTAIRS SHOWER ROOM (9' 10" x 3' 7") or (2.99m x 1.10m)

Emulsioned ceiling with centre light, emulsioned walls with aqua panels to the splash back areas, skirting and tiled flooring. Pedestal wash hand basin with chrome taps, low level w.c. and walk in shower. Timber framed single glazed window overlooking the rear of the property and extractor fan.

LANDING

Via stairs with fitted carpet, spindle balustrade and handrail. Papered ceiling with centre pendant light, smoke alarm, papered walls, skirting and a continuation of the fitted carpet. Door leading into an airing cupboard with shelving.

BEDROOM 1 (15' 0" x 11' 6") or (4.56m x 3.51m)

Papered ceiling with centre light, papered walls with feature dado rail, skirting, fitted carpet, radiator and two PVCu double glazed windows overlooking the front of the property with beautiful views.



BEDROOM 2 (8' 11" x 8' 11") or (2.73m x 2.73m)

Artexed and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

SHOWER ROOM (10' 1" x 4' 11") or (3.07m x 1.49m)

Papered ceiling with centre light and extractor fan, emulsioned walls with tiling to the shower enclosure, skirting, radiator and fitted carpet. PVCu frosted double glazed window overlooking the side of the property. Walk in shower cubicle with glass surround and overhead electric shower. Doorway leading into a cupboard housing the combination boiler.

BATHROOM (9' 0" max x 6' 11" max) or (2.75m max x 2.11m max)

Papered ceiling with centre pendant light, papered walls with tiling to splash back areas and fitted carpet. Three piece suite comprising low level w.c. pedestal wash hand basin and bath. PVCu frosted double glazed window to the rear of the property and radiator.

OUTSIDE

Beautiful hillside views to the front of the property.

Tiered rear garden with raised beds and shrubbery with stone wall to the rear.


NOTE

We have been advised that the property is freehold, however 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		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(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

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