

Payton
Jewell
Caines



Crompton Way, Ogmore-by-Sea, Bridgend.
CF32 0QF

£230,000

 PAYTON
JEWELL
CAINES

Crompton Way, Ogmore-by-Sea, Bridgend. CF32 0QF

Two bedroom semi detached house situated on the newly developed housing estate built by Barratt Homes in 2017. The property comprises entrance hall, lounge / diner, kitchen, downstairs w.c. family bathroom, enclosed rear garden and off road parking. Viewing recommended.

£230,000 - Freehold

- Two bedroom semi detached house
- Off road parking for two vehicles
- Lounge / diner
- Downstairs w.c.
- Enclosed rear garden / sea views
- EPC - B / Council tax - D



DESCRIPTION

Introducing this two bedroom semi detached home situated in the sought after development within five minutes walk of Glamorgan Heritage Coast at Ogmores-by-sea. The property is within walking distance of Ogmores-by-sea beach and coastal area with easy road access to Bridgend town centre with all facilities and amenities along with the M4 corridor, bus routes and train station. Viewing highly recommended. Ideal first time purchase.

ENTRANCE

Via part frosted and glazed composite front door into the entrance hall.

ENTRANCE HALL

Opening into the kitchen, doors leading into a storage cupboard, lounge and downstairs w.c. Emulsioned ceiling with centre light, smoke alarm, radiator, emulsioned walls, skirting and laminate flooring in wood effect. Storage cupboard housing the combination gas boiler and electric consumer box.

KITCHEN (8' 8" x 6' 4") or (2.65m x 1.93m)

Emulsioned ceiling with centre pendant light, emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base and wall units in white high gloss with complementary roll top wood effect laminate work surfaces. Integrated electric oven, four ring gas hob with overhead pull out extractor hood, inset stainless steel sink with chrome mixer tap. Space for washing machine and freestanding fridge/freezer. PVCu double glazed window to the front of the property.

DOWNSTAIRS W.C. (5' 3" x 2' 10") or (1.60m x 0.87m)

Emulsioned ceiling with extractor fan and centre pendant light, half height panelled walls with feature wall paper above. Skirting, radiator and laminate flooring in light grey. Two piece suite comprising low level w.c. and pedestal wash hand basin with chrome mixer tap and tiling to the splash back areas. Wall mounted mirror and built in shelving.

LOUNGE / DINING ROOM (15' 2" x 12' 11") or (4.63m x 3.94m)

Emulsioned ceiling with two pendant lights, smoke alarm, emulsioned walls, skirting and a continuation of the laminate flooring. Two radiators, PVCu double glazed French doors leading to the rear garden and two side panels with opening windows. Space for dining table and chairs and stairs leading to the first floor.

LANDING

Via stairs with black and white painted stair treads, emulsioned ceiling with centre pendant light, smoke alarm and loft access. Emulsioned walls with skirting and wood effect laminate flooring in light grey.

BEDROOM 1 (13' 1" max x 9' 3" max) or (3.98m max x 2.82m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and a continuation of the laminate flooring. Radiator and two large PVCu double glazed windows overlooking the front of the property with lovely sea views. Built in storage with folding louvre doors.



BEDROOM 2 (13' 0" max x 9' 9" max) or (3.95m max x 2.98m max)

Emulsioned ceiling with centre light, emulsioned walls, skirting and a continuation of the laminate flooring, radiator and PVCu double glazed window overlooking the rear of the property. Alcove ideal for built in wardrobes and doorway leading to a large storage area with free standing drawers, built in shelving and clothing rail.

FAMILY BATHROOM (6' 2" max x 6' 0" max) or (1.88m max x 1.84m max)

Emulsioned ceiling with centre light and extractor fan, emulsioned walls with tiling to the splash back areas, skirting, vinyl flooring and wall mounted chrome towel rail radiator. Three piece suite comprising low level w.c. pedestal wash hand basin with mixer tap and fitted mirror and bath with overhead chrome shower and glass screen.

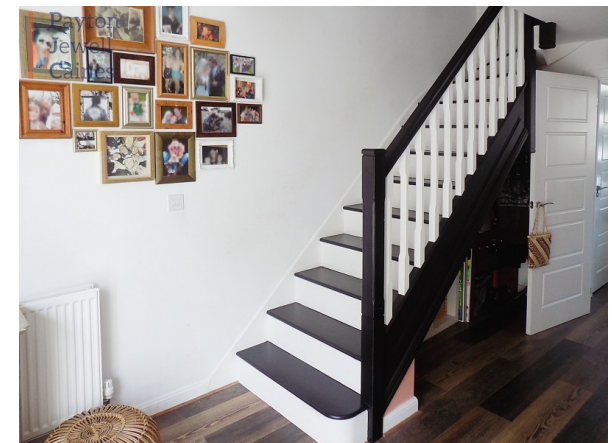
OUTSIDE

Off road parking to the front of the property for two vehicles, patio slabs leading to the front door with artificial grass either side with room for seating and recycling bins.


Low maintenance enclosed rear garden laid to patio with built in seating with storage and raised beds to the rear. Pathway leading to the side gate leading to the front of the property.

NOTE

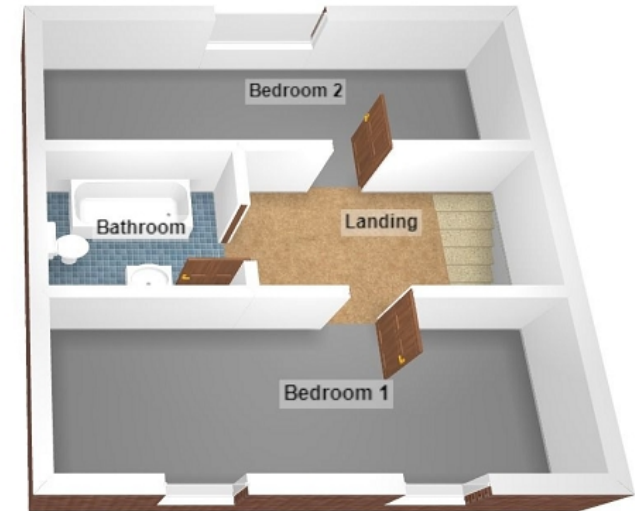
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.



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