

Payton
Jewell
Caines



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

£99,950

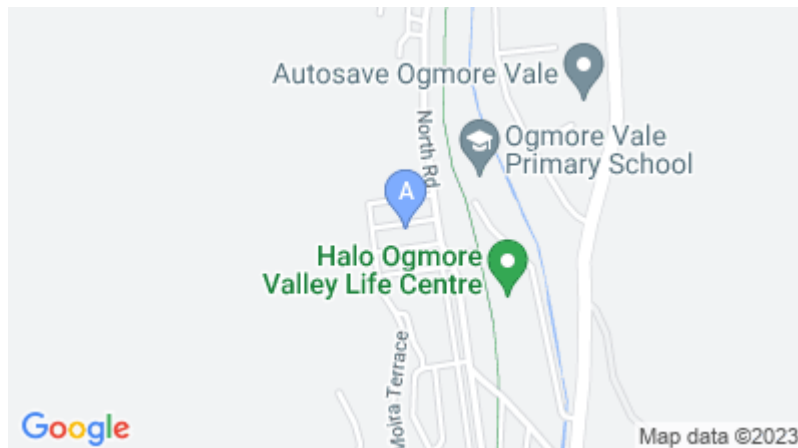
PJC PAYTON
JEWELL
CAINES

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

Traditional three bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, rear hallway and wet room to the ground floor, three bedrooms to the first floor and enclosed rear garden.

£99,950 - Freehold

- Traditional three bedroom mid terraced house
- Two reception rooms
- Wet room to the ground floor
- Gas combination boiler
- Potential for off road parking to the rear
- EPC - E / Council tax - D



DESCRIPTION

Introducing this traditional three bedroom mid terraced house comprising two reception rooms, three bedrooms, downstairs wet room and rear garden. Ideal first time or investment purchase.

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

ENTRANCE HALL

Papered ceiling with centre pendant light and smoke alarm, papered walls with dado rail, skirting, radiator and fitted carpet. Stairs leading to the first floor, doors leading into the lounge and dining room.

RECEPTION 1/LOUNGE (9' 11" max x 8' 11" max) or (3.03m max x 2.73m max)

Papered ceiling with centre light and ceiling rose, papered walls, skirting and fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.

RECEPTION 2/DINING ROOM (14' 10" x 10' 0") or (4.53m x 3.04m)

Textured and coved ceiling with centre light and ceiling rose, papered walls, skirting and fitted carpet. Feature gas fire with tiled surround and wooden surround and tiled hearth. Radiator, PVCu double glazed window overlooking the rear of the property and opening leading to under stairs storage.

KITCHEN (9' 11" max x 7' 11" max) or (3.01m max x 2.41m max)

Artexed ceiling with centre spot lights, part tiled / part papered walls, skirting and vinyl flooring. A range of base and wall units in light ash with complementary roll top work surface housing a ceramic sink with chrome taps. Space for washing machine and under counter fridge. Freestanding gas cooker with four ring gas burner and opening into a pantry. PVCu double glazed window to the side of the property and door leading to the rear hallway.

REAR HALLWAY (5' 5" x 2' 9") or (1.66m x 0.85m)

Artexed and coved ceiling, papered walls with feature tile, skirting and a continuation of the vinyl flooring from the kitchen. PVCu frosted double glazed door leading out to the rear garden.

WET ROOM (8' 0" x 4' 9") or (2.43m x 1.46m)

Textured ceiling with centre light, floor to ceiling tiled walls in white gloss and a continuation of the vinyl flooring. Radiator and PVCu frosted double glazed window overlooking the side of the property. Wash hand basin with vanity and chrome taps, low level w.c. and electric overhead shower with seat and assisted handrail. Double doors leading to an airing cupboard.

LANDING

Via stairs with fitted carpet and handrail. Papered ceiling with pendant light, smoke alarm and loft access, papered walls with dado rail, skirting and a continuation of the fitted carpet.



BEDROOM 1 (12' 11" x 8' 11") or (3.94m x 2.72m)

Polystyrene tiled and coved ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Double louvre doors leading to built in storage with rail and shelving.

BEDROOM 2 (10' 1" x 7' 0") or (3.07m x 2.14m)

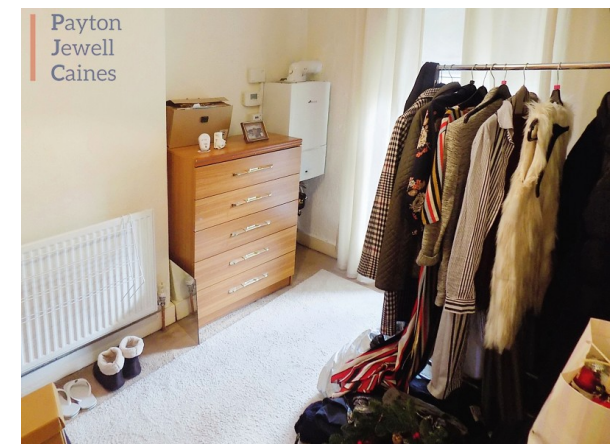
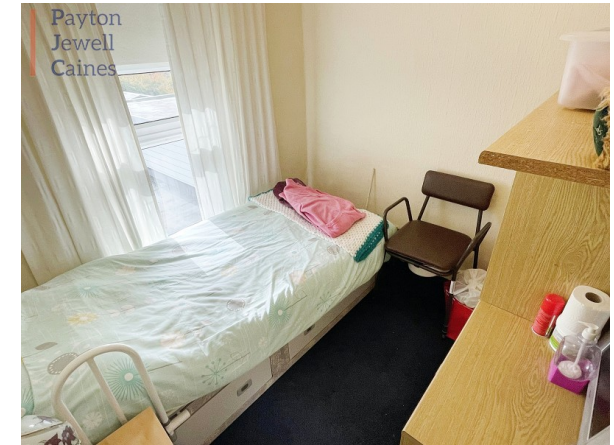
Textured ceiling with centre pendant light, papered walls, skirting, fitted carpet and radiator. PVCu double glazed window overlooking the rear of the property. Wall mounted gas combination boiler.

BEDROOM 3 (7' 7" x 7' 2") or (2.32m x 2.18m)


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

OUTSIDE

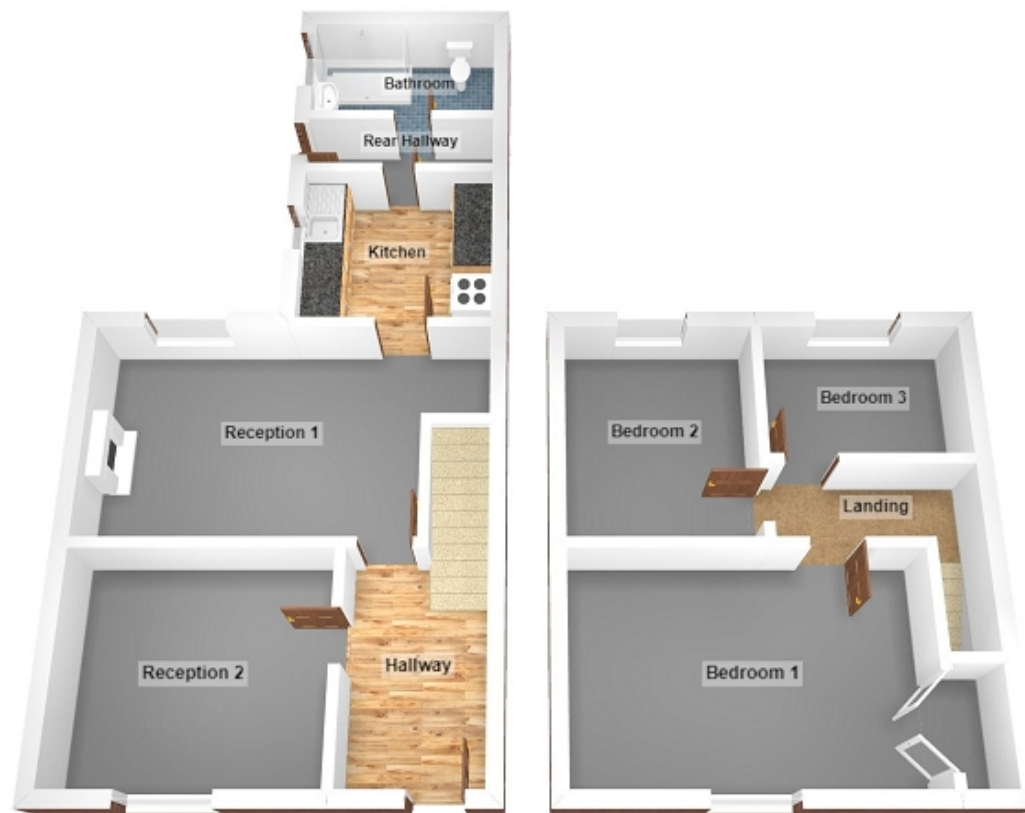
Concrete area ideal for storage and patio area with pathway leading to the rear gate, the remainder of the garden is laid to lawn. Possible potential to create off road parking to the rear.



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		
(39-54) E	51	
(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