

Payton  
Jewell  
Caines



Bridge Street, Ogmore Vale, Bridgend  
County. CF32 7AL

£105,000

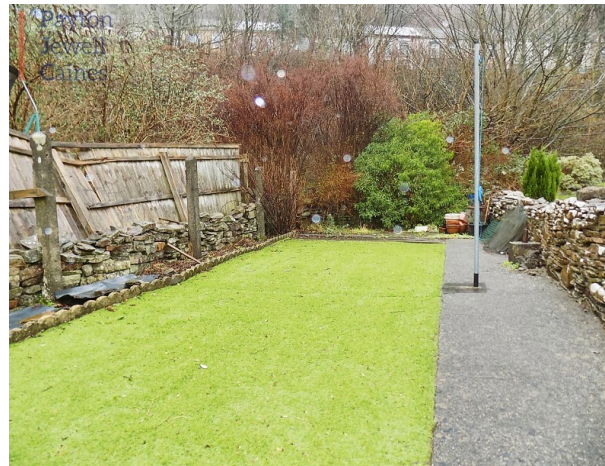


## Bridge Street, Ogmore Vale, Bridgend County. CF32 7AL

Traditional two bedroom mid terraced house comprising TWO RECEPTION ROOMS, modern fitted kitchen, downstairs bathroom, two double bedrooms, good size enclosed flat rear garden, walking distance of local amenities.

**£105,000 - Freehold**

- Traditional two bedroom mid terraced cottage
- Two reception rooms
- Modern fitted kitchen
- Downstairs bathroom / Two double bedrooms
- Good size flat enclosed rear garden, EPC - C
- Gas fired combination boiler, Council tax -A
- Ideal first time or investment purchase



## DESCRIPTION

Introducing this two bedroom mid terraced house benefiting from two reception rooms, two double bedrooms and enclosed rear garden. Viewing recommended.

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 front door into the inner hallway.

## INNER HALLWAY

Papered ceiling and walls, skirting and ceramic tiled flooring. Internal glazed door through to the entrance hall.

## ENTRANCE HALL

Papered ceiling and walls, skirting and fitted carpet.

## RECEPTION 1/LOUNGE (12' 4" x 9' 6") or (3.75m x 2.90m)

Overlooking the front via PVCu double glazed window and finished with papered ceiling and walls, central light fitting to remain, skirting and fitted carpet. Feature fireplace which is a wall mounted gas living flame with stone surround and terrazzo hearth.

## RECEPTION 2 (13' 1" x 9' 6") or (4.0m x 2.90m)

Skimmed ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Under stairs storage cupboard and feature marble hearth. Doorway through to the kitchen and door leading into the rear lobby.

## KITCHEN/BREAKFAST ROOM (14' 5" x 8' 6") or (4.40m x 2.60m)

Overlooking the rear via PVCu double glazed window and a part frosted glazed PVCu door and finished with emulsioned and coved ceilings, central fluorescent strip light, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in shaker style with complementary roll top work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer. Space for under counter fridge and freezer, tumble and dish washer and integrated electric oven with electric hob and overhead extractor hood. Space for breakfast table and chairs.

## REAR LOBBY

Two fitted storage cupboards and doorway through to the bathroom.

## BATHROOM

PVCu frosted glazed window overlooking the rear, emulsioned and coved ceiling, central light fitting, full height ceramic tiles to the wall and to the floor and a radiator. Three piece suite in white comprising w.c. wash hand basin and bath with over bath electric shower and side glazed shower screen.



## LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window on the half landing. Access to loft storage with a pull down ladder, papered ceiling and walls, skirting and fitted carpet.

## BEDROOM 1 (14' 3" x 8' 10") or (4.35m x 2.70m)

Overlooking the front via two PVCu double glazed windows and finished with papered ceiling and walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted storage including two double wardrobes, drawers, high level storage and matching bedside tables.

## BEDROOM 2 (10' 2" x 9' 4") or (3.10m x 2.85m)

Overlooking the rear via PVCu double glazed window and finished with papered ceiling and walls, skirting and fitted carpet. Fitted storage comprising wardrobes, over bed storage, bedside table, dressing table and additional cupboard. Wall mounted Baxi gas fired combination boiler.


## OUTSIDE

Good size enclosed rear garden laid to decorative stone and artificial grass with brick built storage, traditional washing line and trees to the rear.

Enclosed front garden laid to decorative stone and gated access to the footpath.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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