

FOR  
SALE



72 St John Street, Ogmore Vale, Bridgend, Mid Glamorgan CF32 7BB

£99,950 - Freehold

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Payton  
Jewell  
Caines

## PROPERTY SUMMARY

SOLD WITH NO ONWARD CHAIN. Three bedroom mid terrace house comprising entrance hall, 2 reception rooms, kitchen / breakfast room, bathroom and 3 bedroom. Enclosed rear garden backing onto the river. In need of modernisation.

## POINTS OF INTEREST

- THREE bedroom mid terrace house
- TWO reception rooms
- Gas combination boiler
- In need of modernisation
- NO ONWARD CHAIN
- EPC-D



## ROOM DESCRIPTIONS

### Entrance

Access via a part frosted glazed PVCu front door into the entrance hallway. Coved ceiling, papered walls, skirting, ceramic tiles to the floor.

Doorway through into reception one.

### Reception 1

3.75m x 3.5m (12' 4" x 11' 6") Measurements into bay window. With a PVCu double glazed bay window overlooking the front with fitted vertical blinds and finished with skimmed and coved ceiling, papered walls, skirting, laminate floor. Fitted storage cupboards into the chimney breast.

### Kitchen / Breakfast room

3.55m x 3.45m (11' 8" x 11' 4") Single glazed panel looking into reception one with fitted blind. PVCu double glazed window overlooking the rear garden with a fitted roller blind. Central light fitting, painted walls, vinyl floor. A range of low level and wall mounted kitchen units in a beech finish with brushed chrome handles and a roll top work surface. Inset sink with drainer. Space for gas cooker. Plumbing for automatic washing machine. Space for high-level fridge freezer. Breakfast bar. Under stairs storage.

### Reception 2

2.65m x 2.85m (8' 8" x 9' 4") Steps down from the kitchen. With a PVCu double glazed window and a frosted PVCu door leading out to the rear garden. Access to loft storage, coved ceiling, papered and painted walls, skirting. Laminate floor. Doorway through into bathroom.

### Bathroom

PVCu frosted glazed windows to the rear. Central light fitting. Wall mounted extractor. Painted walls. Vinyl floor. Three-piece suite in white with WC, wash hand basin and bath with over bath electric shower and a fitted storage cupboard.

### Landing

Access to loft storage and a PVCu double glazed window to the rear.

### Bedroom

2.85m x 2.6m (9' 4" x 8' 6") Overlooking the rear via PVCu double glazed window finished with painted walls, skirting, exposed floorboards. Wall mounted Worcester gas fire combination boiler. Original fireplace.

### Bedroom

2.2m x 3.6m (7' 3" x 11' 10") Overlooking the front via PVCu double glazed window finished with tiled ceiling, paper walls, exposed floorboards, exposed original chimney breast.

### Bedroom

2.2m x 2.75m (7' 3" x 9' 0") Overlooking the front by PVCu double glazed window and finished with coved ceiling, papered walls & exposed floorboards.

### Outside

Enclosed rear garden laid to lawn and decking. Backing onto the river. Enclosed courtyard front garden laid to artificial grass.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		68	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	