

FOR
SALE



101 High Street, Ogmores Vale, Bridgend, Mid Glamorgan CF32 7AG

£150,000 -

Payton
Jewell
Caines

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PROPERTY SUMMARY

Three bedroom double fronted mid terraced property comprising two reception rooms, kitchen/diner and ground floor shower room, three bedrooms to the first floor. Enclosed rear garden with lovely mountainside views. Ideal first time buyers or investment purchase.

POINTS OF INTEREST

- Three bedroom double fronted terraced house
- Two reception rooms
- Kitchen / diner
- Ground floor shower room
- Enclosed rear garden
- Lovely mountainside views
- Ideal first time or investment purchase
- Scope to an an en-suite.



ROOM DESCRIPTIONS

Entrance

Via wood effect PVCu door leading into the hallway.

Hallway

Artexed and emulsioned ceiling, skimmed and emulsioned walls, skirting, tiled flooring in wood effect, two doors leading to the ground floor accommodation and stairs leading to the first floor.

Reception 1

2.27m x 4.44m (7' 5" x 14' 7") Large PVCu window overlooking the front of the property, emulsioned, artexed and coved ceiling with centre fan light, skimmed and emulsioned walls with decorative dado rail, skirting and dark wood effect laminate flooring. Built in dresser to remain, radiator, under stairs storage and door leading into the kitchen/diner.

Kitchen / diner

2.66m x 5.34m (8' 9" x 17' 6") Located to the rear of the property boasting fabulous views of the river and the mountains via a large PVCu double glazed window and PVCu part glazed door with side window. Skimmed and emulsioned ceiling and walls with inset spot lights, radiator, skirting and vinyl flooring in tile effect. A range of wall and base units with complementary black roll edge work surfaces housing a black single bowl sink/drainer with chrome mixer tap and tiling to the splash backs. Space for freestanding oven with extractor fan and space for additional appliances such as; dishwasher, washing machine, tumble dryer and fridge/freezer.

Reception 2

2.47m x 2.80m (8' 1" x 9' 2") Emulsioned and artexed ceiling with centre light, emulsioned walls, skirting, fitted carpet and radiator. Large PVCu window overlooking the front of the property and door leading into the family shower room.

Shower room

1.38m x 2.55m (4' 6" x 8' 4") Skimmed and emulsioned ceiling with centre light, emulsioned walls, extractor fan, tile effect vinyl flooring, skirting and chrome wall mounted towel rail radiator. Three piece suite comprising wash hand basin with chrome mixer tap and tiled splash back, low level WC and corner enclosed shower cubicle with electric wall mounted shower and tiled splash back.

Landing

Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, fitted carpet and doors leading off to three bedrooms.

Bedroom 1

2.51m x 4.42m (8' 3" x 14' 6") Skimmed, emulsioned and coved ceiling with centre light, emulsioned walls, PVCu window overlooking the front of the property, radiator, skirting and fitted carpet.

Bedroom 2

2.58m x 3.57m (8' 6" x 11' 9") Skimmed and emulsioned ceiling and walls with centre light, skirting, radiator, wood effect laminate flooring, PVCu window overlooking the rear of the property and access to the dressing area.

Dressing Area

0.08m x 2.01m (0' 3" x 6' 7") Skimmed and emulsioned ceiling and walls, centre light, loft access, radiator and a continuation of the wood flooring. Scope to create an en-suite.

Bedroom 3

2.16m x 3.56m (7' 1" x 11' 8") Artexed and emulsioned ceiling with centre spot light, skimmed and emulsioned walls, skirting, radiator and fitted carpet. PVCu window overlooking the front of the property.

Outside

Access to the rear garden via the kitchen door which leads onto metal stairs down to the tiered garden laid to patio and bound by low block wall. Concrete steps leading down to a lawned garden with mature shrubs with lovely views over the river and mountainside. Storage room with power, skimmed and emulsioned walls, laminate flooring and additional storage cupboard. This room could be utilised as office space or gym.

On street parking to the front with lovely views.



Awaiting EPC &
Floorplan