

HUNTERS[®]

HERE TO GET *you* THERE



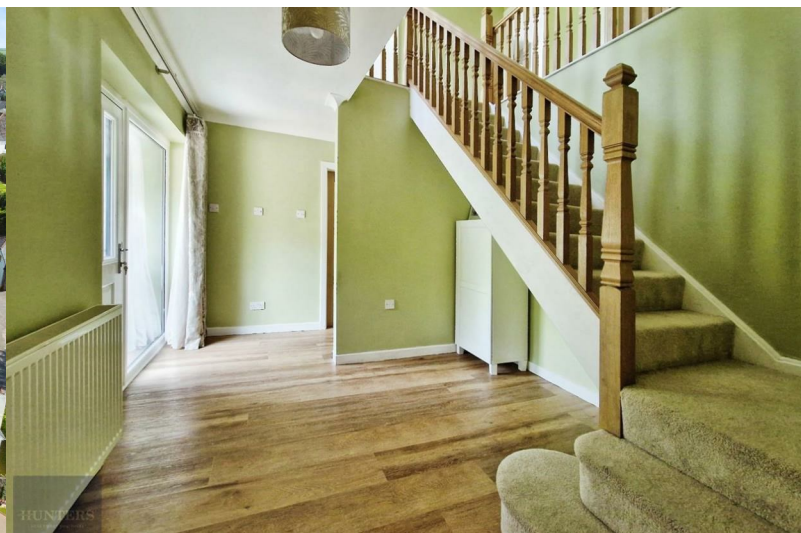
Glan Ogwr Court

Church Road, Bridgend, CF31 3AZ

£825,000



Council Tax: H



2 Glan Ogwr Court

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Local Area

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, London and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centres, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and has the stunning South Wales coast nearby. It is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of well regarded schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

Overall, Bridgend town offers a high quality of life with its excellent transport links, local amenities, beautiful surroundings, and educational opportunities, making it a desirable place to live for both families and individuals alike.

Porch

with LVT Karndean flooring, stone clad walls and clad ceiling with central lighting, patio doors to front, secondary composite front door with side panel into entrance hall

Hallway

with LVT Karndean flooring, skimmed walls and ceiling which are covered with two central lighting fixtures, oak wooden feature staircase, doors to:

Cloakroom

Off hallway with LVT Karndean flooring, skimmed walls and ceiling with central lighting, radiator, window to front, WC and sink built into vanity storage.

Lounge

27'9" x 14'9" (8.46m x 4.50m)
with carpets, skimmed walls and ceiling which are covered with central and side lighting, stone fire surround with granite hearth and wood burning stove inset, two radiators, bay window to front and French doors to rear garden.

Dining Room

13'6" x 12'6" (4.11m x 3.81m)
with LVT Karndean flooring, skimmed walls and ceiling, central lighting, radiator, bay window to front.

Kitchen Dining

31'1" x 14'4" (at widest) (9.47m x 4.37m (at widest))
with tiled flooring, skimmed walls and ceiling with spot lighting, radiators, two windows to rear. Bespoke timber kitchen with a selection of base, wall and pantry units with granite worktops, appliances to include steam oven, combination microwave oven and further fan oven, induction hob with feature extractor hood, integrated dishwasher & integrated fridge freezer. The family / dining area has tiled hearth with wood burning stove tri-folding doors to rear garden.

Utility

10'6" x 9'1" (3.20m x 2.77m)
with tiled flooring, skimmed walls and ceiling with spot lighting, selection of matching base units with granite worktops, integral sink and drainer, plumbing for washing machine and space for tumble dryer, radiator, window and door to rear, pantry cupboard.

Office / Reception

10'00" x 8'5" (3.05m x 2.57m)
with carpets, skimmed walls and ceiling which are covered with central lighting, radiator, window to rear.

Reception / Downstairs Bedroom

10'00" x 9'2" (3.05m x 2.79m)
with carpets, skimmed walls and ceiling with central lighting, radiator, patio doors to side courtyard.

Shower Room

9'2" x 4'8" (2.79m x 1.42m)
found downstairs fitted as wet room with non slip flooring, tiled walls with skimmed ceiling with central lighting, 2-piece suite, WC and sink and walk in shower area with boiler fed shower, chrome towel radiator, window to side.

Landing

with carpets, skimmed walls and ceiling with central lighting fixture, solid carved oak feature staircase, window to front.

Master Suite

23'11" x 12'8" (narrows to 8'0") (7.29m x 3.86m (narrows to 2.44m))
with carpets, skimmed walls and ceiling with two central lighting fixtures,
windows to front and rear views, radiators, door to wardrobe room

Wardrobe room (12'4" x 6'9") with carpets, skimmed walls and ceiling
with spot lighting, window to front, radiator, wardrobes along one wall,
door to ensuite:

Ensuite

15'5" x 9'8" (4.70m x 2.95m)

Porcelain marble effect tiled floor with electric under-floor heating,
marble effect porcelain tiled walls, skimmed ceiling with dimmable spot
lighting, 3-piece white suite, his and her sinks built into vanity storage
with matching demister led mirrors, WC, large double ended spa bath
with shower attachment, separate walk-in shower with glass screens and
thermostatic shower, towel radiator, window to rear.

Bedroom 2

14'11" x 15'8" (4.55m x 4.78m)

with carpets, skimmed walls and textured ceiling which are covered with
central lighting, window to front views, radiator, built in wardrobes along
one wall, door to ensuite

Ensuite

7'2" x 5'11" (2.18m x 1.80m)

with vinyl flooring, tiled walls and ceiling with spot lighting, radiator, WC
and hand wash basin, shower cubicle with glass screens and electric
shower, window to front.

Bedroom 3

14'10" x 10'10" (4.52m x 3.30m)

with carpets, skimmed walls and textured ceiling with central lighting,
window to rear views, radiator.

Bedroom 4

10'6" x 10'2" (3.20m x 3.10m)

with carpets, skimmed walls and ceiling with central lighting, window to
rear views, radiator.

Bathroom

10'1" x 8'4" (3.07m x 2.54m)

Tiled floor and walls, with under-floor electric heating, skimmed ceilings
with spot lighting, 3-piece white suite, WC and hand wash basin built
into vanity storage, bath with shower attachment, separate walk-in
shower with glass screen and electric shower, towel radiator, window to
rear.

Gardens

Set on a large plot of 0.4 acres extending to front, side and rear, starting
with the large tarmac driveway which has space for multiple vehicles (8-
10). Double garage with two electric up and over front doors, pitched
roof with power and lighting.

Front Garden is mostly lawn with mature trees and bushes, wood store.

The rear garden has recently been re-landscaped to include a large
sandstone patio with granite border against the property with white
painted, smooth rendered retaining walls creating some raised beds
which have been limestone chipped with decorative bushes and shrubs.
Feature steps up to a rear lawn area which is closed off at the sides by
mature hedging, trees and bushes. A section has been allocated for a
barked children's play area.

With direct access to the riverside pedestrian and cycle path the propert
benefits from various patio and seating areas with panoramic views from
every location.



Road Map



Hybrid Map



Terrain Map



Floor Plan

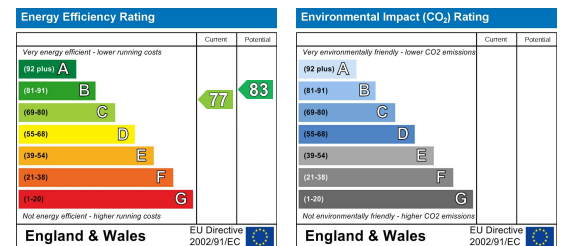


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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