



hrt

herbert r thomas

hrt.uk.com

Ogmore House

68 Dunraven Place

Ogmore Vale,
Bridgend,
CF32 7ET

68, Ogmore House Dunraven Place

Asking price **£399,995**

This renovated chapel now accommodating four double bedrooms and stunning views showcased by multiple aspects throughout the property makes for an ideal family home located in Ogmore vale within close proximity to local shops, amenities and junction 36 of the M4.

Converted Chapel

Renovated to a high standard

Four double bedrooms

Stunning elevated views

Ideal family home

Four ensuites

Located in the popular Ogmore Vale location

Close proximity to local school, shops and amenities

Close proximity to junction 36 of the M4

Viewings on the property are highly recommended





Situated in a picturesque location with fantastic views is this beautifully renovated four double bedroom property within close proximity to local shops, amenities and junction 36 of the M4.

The property is entered via glazed composite door into an entrance hallway with staircase leading to the ground floor and doorways leading to the cloakroom, utility room, storage/boiler room and the lounge/diner/kitchen.

The boiler/storage room is an ample size room with featured arched double glazed UPVC window to the front. The cloakroom has been fitted with a two-piece suite comprising; a WC and wash hand basin. There is an arched double glazed UPVC window to the front. The utility room has been fitted with a matching range of base and eyelevel units with complementary worktop consisting of 1 1/2 stainless steel sink unit with mixer tap, wine rack, plumbing for washing machine, space for fridge, freezer and a double glazed window to the side.

The kitchen has been fitted with a matching range of base and eyelevel units with wooden worktops and matching island with stainless steel sink unit with swan neck mixer tap. The kitchen consists of a high level slide, high level double oven, multi-function microwave and oven, five burner induction hob with complementary extractor fan overhead, integral dishwasher, wine fridge with space for American style fridge freezer. The lounge/diner is an impressive size room with voltage ceilings, double glazed UPVC sliding door showcase stunning views and giving access out to the balcony with picturesque views. The lounge benefits from a multifuel log burner and off the lounge/kitchen there is a doorway through to the sitting room. The sitting room is laid to carpet with a double glazed window to the side.

To the ground floor there are doorways that lead to all four bedrooms and useful storage cupboard. The main bedroom is an impressive size double room with double glazed UPVC sliding doors with views and access out to balcony with green outlook beyond. From the main bedroom there is a doorway to a walk-in wardrobe and separate access to the ensuite bathroom. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, vanity wash hand basin unit and panel bath. There is half height tiling to the wet areas and feature spotlights. Bedroom two, three and four are all generous size double rooms all with double glazed windows to the sides and all bedrooms have been fitted with their own ensuite shower rooms.

To the front of the property is off-road parking for one vehicle. To the rear of the property is an ample size garden laid to lawn with mature trees plants and fruit trees. The property benefits from generous size areas either side with elevated stunning views which are made up of patio and decking areas which accommodate attractive flower beds, pergola and a workshop as well as a wood storage shed.

Viewings on the property are highly recommended to appreciate the offer in hand.





Directions

From Junction 36 of the M4, proceed along the A4061 signposted Bryncethin. Travel through the set of traffic lights and at the roundabout, take the second exit continuing along the A4061. Proceed along this route travelling through Blackmill village and Pantyrwel village. As you arrive to Ogmore vale the main road is High Street, turn left onto Commercial Street, take a slight right onto Tynwydd Row, continue onto North Road and onto Fron-Wen Terrace and then onto Dunraven Place where the property will be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

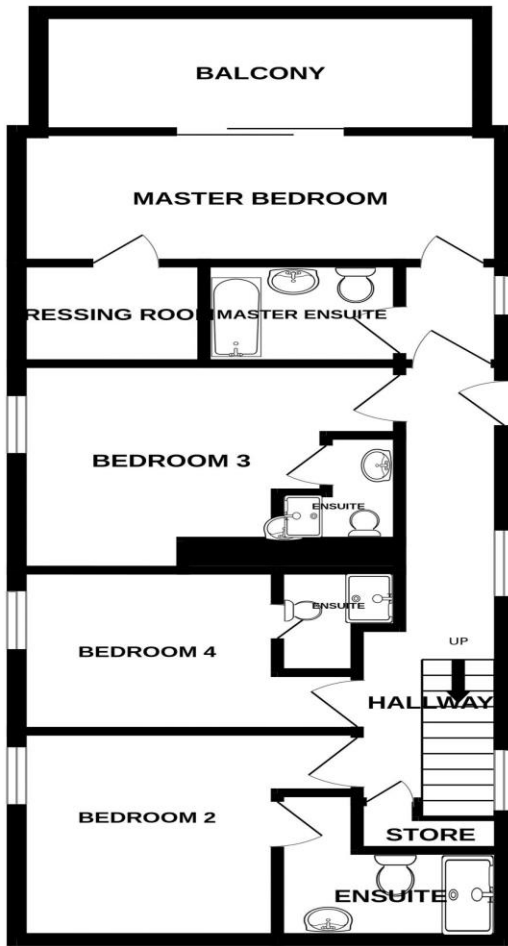
AWAITING EPC

hrt Est. 1926 **RICS**

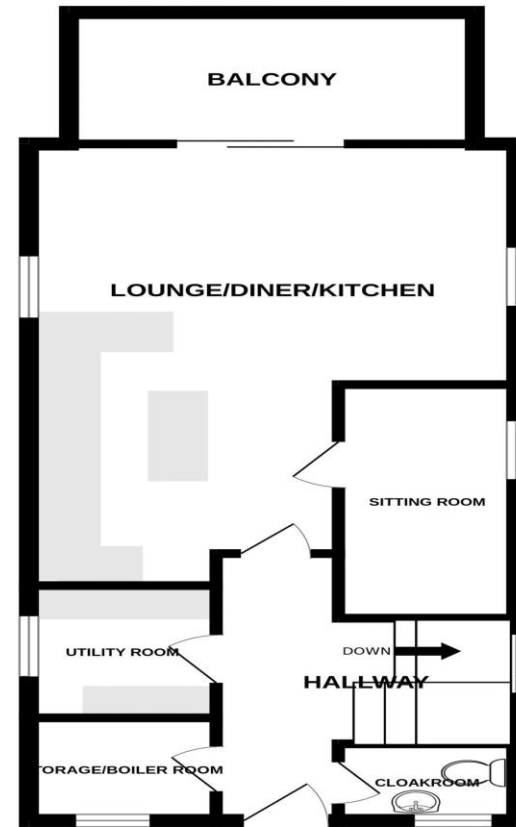
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

