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herbert r thomas

65 St. John Street
Ogmore Vale, Bridgend,
CF32 7BA

hrt.uk.com

65 St. John Street

Asking price **£115,000**

Ideal Investment or First-Time Purchase
in the Picturesque Ogmore Valley.

Ideal first-time buy or investment
opportunity

Formerly a three double bedroom
property

Now configured with two bathrooms

Two reception rooms

Popular and picturesque Ogmore Valley
location

Westerly facing rear garden

PVCu double glazing throughout

Viewing highly recommended

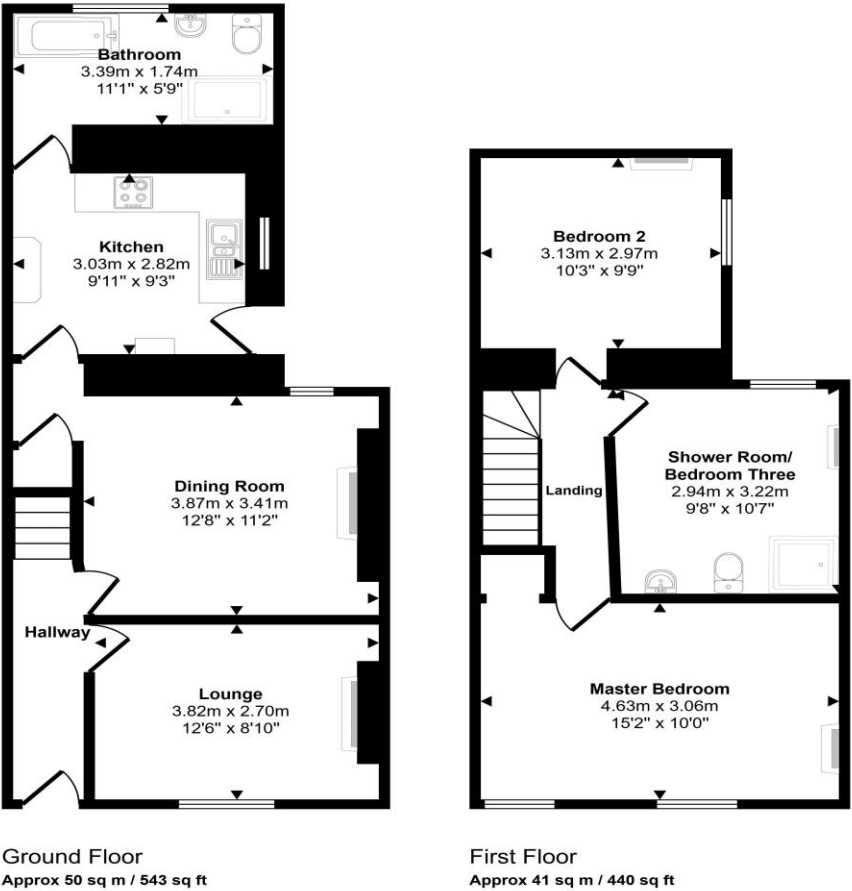


Situated in the ever-popular Ogmore Valley, this charming terraced property on St John Street offers a perfect opportunity for first-time buyers or investors. Originally configured as a three double bedroom home, it has been thoughtfully reconfigured to provide two bathrooms, whilst still maintaining spacious living accommodation. The property enjoys a westerly facing rear garden, PVCu double glazing throughout, and is ideally placed for local amenities and transport links. Early viewing is highly recommended to appreciate the potential on offer. Entered via a PVCu double glazed door, the entrance hallway features a staircase rising to the first-floor landing, with doorways leading off to the lounge and dining room. The lounge is a bright and inviting space,

enjoying a PVCu double glazed window to the front elevation and a striking feature fireplace which serves as the focal point of the room. The dining room benefits from a PVCu double glazed window to the rear, a useful understairs storage cupboard, and another feature fireplace adding charm and character. An archway opens through to the kitchen, creating a seamless flow between the living areas. The kitchen is fitted with a matching range of base and wall-mounted units with worktop surfaces over. There is plumbing and space for appliances, a built-in electric oven with four-ring ceramic hob, and a complementary extractor hood. Additional features include a stainless steel sink unit, PVCu double glazed window and door to the side elevation, and a further doorway leading

through to the ground floor bathroom. The ground floor bathroom has been fitted with a four-piece suite, comprising a shower cubicle, bath, vanity unit wash hand basin, and a close coupled WC. The room is finished with tiled splashbacks and a PVCu double glazed window to the rear, offering both light and ventilation. Upstairs, the landing gives access to two double bedrooms and a spacious shower room, which was formerly configured as a third double bedroom. The shower room is fitted with a modern three-piece suite comprising a shower cubicle, wash hand basin, and close coupled WC, and includes a PVCu double glazed window to the rear elevation. The master bedroom is a generously proportioned room spanning the full width of the property, featuring two PVCu double glazed windows to the front elevation, creating a bright and airy space. Bedroom two is another double bedroom, benefitting from a PVCu double glazed window to the side elevation. To the front of the property is a small courtyard garden with a pathway leading to the front door, enclosed by traditional low boundary walls. The rear garden is enclosed with wrought iron gates to the bottom of the garden and laid to concrete, providing a low-maintenance outdoor space that benefits from a westerly aspect, perfect for enjoying afternoon sun.

Approx Gross Internal Area
91 sq m / 983 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & Jams (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

AWAITING EPC

Directions

From our Bridgend office on Derwen Road, continue onto Nolton Street, turning left onto Brackla Street. At the traffic lights, turn left onto Tremains Road, then right onto Rotary International Way. At the roundabout, take the second exit and stay on Rotary International Way. Continue through several roundabouts as signposted, eventually joining the A4061. At the roundabout, take the second exit and stay towards Bryncethin. Slight left onto St John Street, where number 65 will be located on the right-hand side as indicated by our For Sale board.

Viewing strictly by appointment through Herbert R Thomas

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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.