

An aerial photograph of a residential street. In the foreground, a red car is parked on a paved area next to a two-story house with a red-tiled roof and red window frames. A concrete path leads from the car towards the house. To the right of the path is a large, lush green lawn. In the background, a large hill with a mix of green and brown vegetation rises under a cloudy sky. Other houses and trees are visible along the street.

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herbert r thomas

5 Sunny Bank
Ogmore Vale, Bridgend,
CF32 7DA

hrt.uk.com

5 Sunny Bank

Asking price **£185,000**

Situated in the picturesque Ogmore Valley is this four bedroomed detached property with lots of charm and endless potential

Unique four-bedroom detached property

Two reception rooms

Modern kitchen-diner

Stunning valley views

Enclosed tiered garden with outbuilding

Versatile layout with potential

Short distance to local amenities

Close proximity to J36 of the M4

Must be viewed to be fully appreciated





Located in the picturesque Ogmore Valley is this unique four-bedroom detached property. With its quirky layout and endless potential, this charming home is not to be missed.

The property is accessed via a partly glazed UPVC door leading into the kitchen-diner. The kitchen is fitted with a matching range of base and eye-level units, squared worktops, and sleek splashback tiles. It includes a stainless steel sink with swan-neck mixer tap, built-in oven with electric hob and complementary extractor fan above, integral fridge and freezer, and space for two additional appliances. The room features fully tiled flooring, ample space for dining, a discreet combination boiler, and double-glazed windows to both the front and rear. A UPVC door opens to the garden, while an internal doorway leads through to the lounge. The lounge is a generously sized reception room, carpeted and filled with natural light from double-glazed windows to the front and side. Characterful alcoves add charm, and a doorway leads into the inner hallway. The inner hallway provides access to the staircase, a ground-floor bedroom, shower room, and a storage/utility room. The ground-floor bedroom is a particularly spacious double, carpeted and benefiting from dual-aspect double-glazed

windows. This versatile space could also serve as an additional reception room. The shower room comprises a modern three-piece suite, including a corner shower, WC, and vanity unit with wash hand basin. The walls and floor are fully tiled, and an obscure glazed side window provides natural light. The adjacent storage/utility room offers tiled flooring and a side window. On the first floor, a doorway opens into a versatile reception or multi-purpose room, carpeted and well-sized, with a front-facing double-glazed window.

From here, an inner hallway leads to both a staircase rising to the second floor and an additional double bedroom. This bedroom is also carpeted, with ample

space for furnishings, a useful built-in storage cupboard, and a front-facing double-glazed window.

The second floor is home to two further double bedrooms, each with a front-facing double-glazed window.

Externally, the property boasts a generous tiered garden to the rear, enjoying breathtaking views across the valley. The garden includes spacious patio areas ideal for outdoor dining and entertaining, all set within a private setting. A feature outbuilding with UPVC double-glazed windows and door provides further potential.





Tenure

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 & James (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.

Energy performance certificate (EPC)			
3 Sunny Road Bridgend Vale CF31 1LH	Current rating D	Valid until 31 September 2029	Certificate number 8033-031-180-0478-0206
Property type Detached house	Total floor area 103 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-exemptions https://www.gov.uk/guidance/landlords-exemptions			
Energy rating and score This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency			
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60			

Directions

Viewing strictly by appointment
through Herbert R Thomas

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

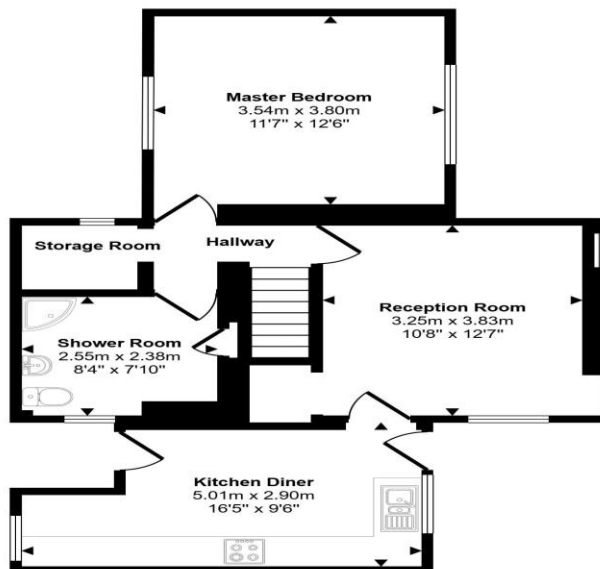
hrt Est. 1926

RICS

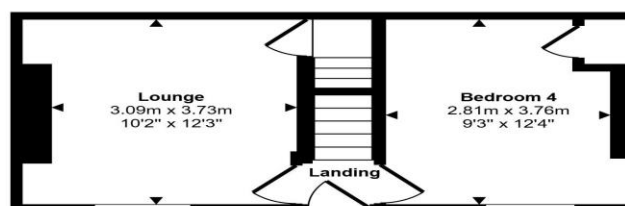
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



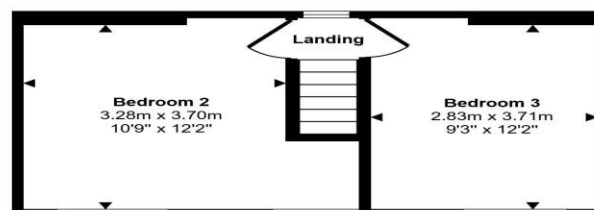
Approx Gross Internal Area
112 sq m / 1203 sq ft



Lower Floor
Approx 56 sq m / 598 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft



First Floor
Approx 28 sq m / 299 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.

