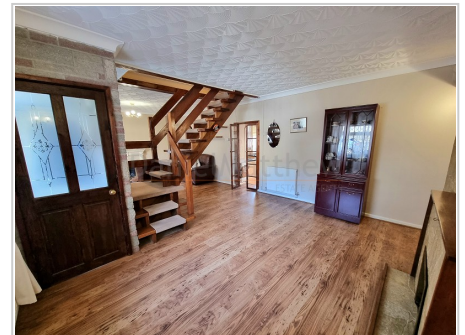
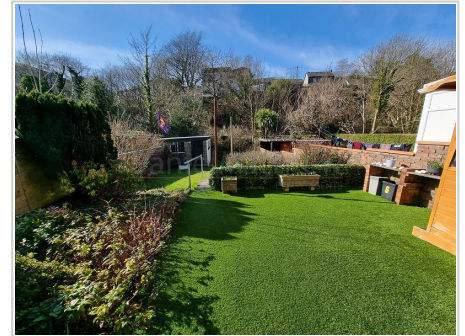


6 Corbett Street  
Ogmore Vale  
Bridgend  
CF32 7AA

£145,000



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LARGE REAR GARDEN
- NO ONGOING CHAIN
- LOUNGE/DINER
- DOWNSTAIRS SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- HIGHLY CONVENIENT AND CENTRAL LOCATION
- 10 MINUTE DRIVE M4 JUNCTION 36
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

**Ref: PRA10864**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* NO CHAIN, IDEAL FOR FIRST TIME BUYER \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this three bedroom mid terrace property which is an ideal family home. Situated in the popular location of Corbett Street, Ogmere Vale. Located within convenient access to all amenities including great school catchment, shops, leisure centre and close to M4 corridor, Junction 36. Property comprises to the ground floor, porch, lounge/diner, kitchen, downstairs shower room, inner hallway and WC. To the first floor three bedrooms and a WC. Further benefits are Larger rear garden, Combi gas central heating and UPVC double glazing throughout, on street parking, and no ongoing chain. Viewings are highly recommended, please contact a member of our team on 01656 750764.

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## Accommodation

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### Entrance Porch (4' 3" x 3' 2") or (1.29m x 0.97m)

Enter via UPVC double glazed obscured door into porch, textured ceiling, brick walls, wood effect laminate flooring, electric consumer unit, wooden obscured window, door leading into Lounge/Diner.



### Lounge/Diner (25' 2" x 14' 3") or (7.67m x 4.34m)

Two UPVC double glazed windows to front aspect, textured ceiling with coving, plain walls, wood effect laminate flooring, staircase leading to first floor, gas fire place and surround which is not in working order. decorative brick effect fire place, three radiators, door leading into;-



### Kitchen (8' 11" x 7' 1") or (2.73m x 2.16m)

UPVC double glazed window over looking beautiful large rear garden, plain ceiling with wooden beams, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with space for microwave, four ring electric hob, space for fridge/freezer, plumbing for washing machine, doors leading into;-



### Downstairs Shower Room (6' 11" x 4' 2") or (2.12m x 1.27m)

recently fitted 14 months ago, UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, part plain and panelled walls, tiled flooring, a two piece suite comprising double walk in shower cubicle with electric shower and floating wash hand basin inset into vanity unit, chrome heated towel rail.

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## Inner Hallway

Wooden door leading to rear garden, door leading to WC, wooden panelled ceiling, plain walls, tiled flooring.

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### Seperate WC (4' 5" x 2' 11") or (1.34m x 0.88m)

UPVC double glazed obscured window to side aspect, wooden panelled ceiling and walls, tiled flooring, low level WC.

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## Landing

Wooden panelled ceiling, papered walls, fitted carpet, radiator, doors leading into;-

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### Bedroom One (11' 3" x 11' 0") or (3.43m x 3.36m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, fitted carpet, radiator.

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### Bedroom Two (11' 8" x 9' 9") or (3.55m x 2.97m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, fitted carpet, radiator, two built in wardrobes.

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### Bedroom Three (13' 3" x 7' 7") or (4.05m x 2.31m)

Steps leading down, UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, wall mounted combination boiler.

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## WC

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, papered walls, wood effect laminate flooring, Two piece suite comprising low level WC and pedestal wash hand basin.

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## Outside

Front - Brick wall with iron gate, pathway leading to front door, decorative stone chippings.

Rear - A large low maintenance rear garden, artifical grass to the top of the garden with decorative stone chippings, fenced boundaries and mature shrubs, pathway leading to bottom of garden, brick boundaries, mostly laid to lawn, brick shed to remain, mature shrubs and plants.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

## Tenure

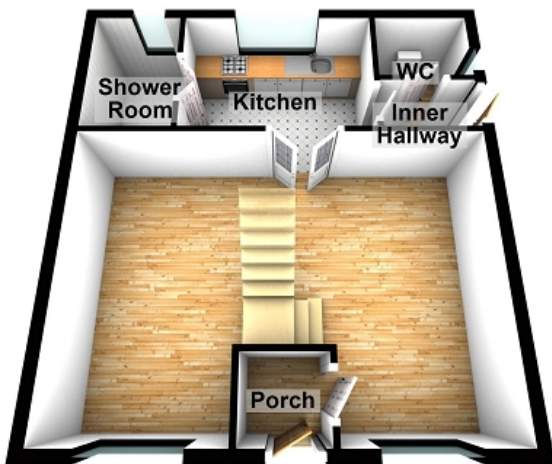
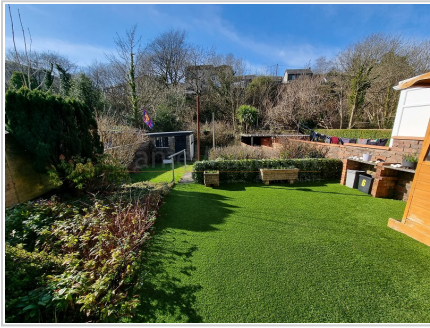
We are informed that the tenure is Freehold

## Council Tax

Band B

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*