



10/11, Tynewydd Row  
Bridgend, CF32 7EH

Watts  
& Morgan

# 10/11 Tynewydd Row

Ogmore Vale, Bridgend CF32 7EH

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**£110,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

3 bedroom mid terraced property currently separated into 2 apartments. Being sold with no ongoing chain situated in Ogmore Vale.

Ground floor apartment comprising; entrance hall, lounge, kitchen, bedroom, shower room and access to a rear patio area.

First floor apartment comprising; hallway, two bedrooms, lounge, kitchen and bathroom.

EPC Rating "C".

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## Directions

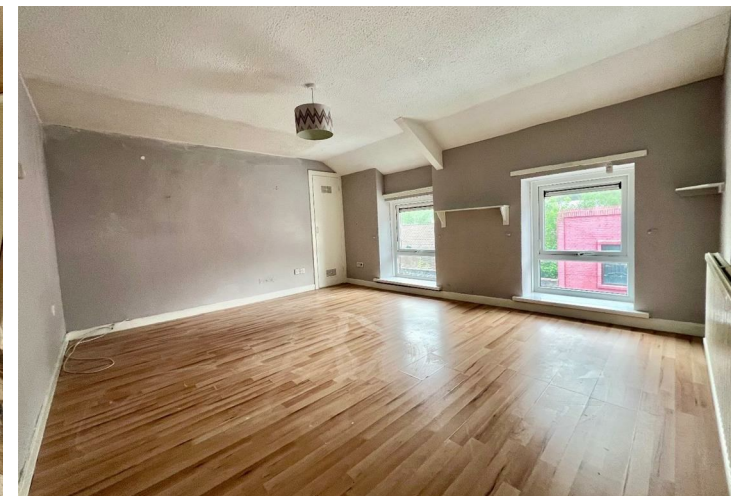
\* Bridgend - 8.6 Miles \* Cardiff - 26.0 Miles \* J36 of the M4 - 6.4 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

No. 10 is accessed via a PVC front door into an entrance hallway into the ground floor living accommodation. There is a built-in storage cupboard in the hallway and a door leading out to the rear patio with steps up to the front door of No. 11.

To the front of the property is the living room with two sets of windows to the front leading into the kitchen fitted with wall and base units and work surfaces with two windows to the rear and houses the 'Vaillant' gas combination boiler.

Double bedroom located to the front with a window to the front. The adapted wet room is fitted with an electric over-head shower, WC wash hand basin. With tiled walls, vinyl flooring and a window to the rear.

No. 11 is a first floor flat accessed off the rear lane and the front doors opens into an entrance hallway with carpeted flooring, built-in storage housing the gas boiler and all doors lead off.

The living room has two windows to the front leading into the kitchen. The kitchen is fitted with wall and base units and work surfaces over.

There are two bedrooms to the front. The bathroom is fitted with a panelled bath with an over-head shower, WC and a wash hand basin with window to the rear.

### GARDENS AND GROUNDS

On-road parking to the road and an enclosed rear patio area. Steps lead up to the rear lane.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C", Council Tax band "A".

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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

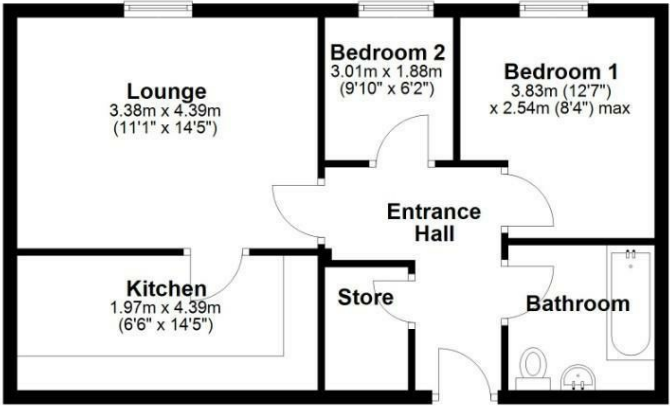
**Ground Floor Apartment**

Approx. 45.4 sq. metres (488.7 sq. feet)



**First Floor Apartment**

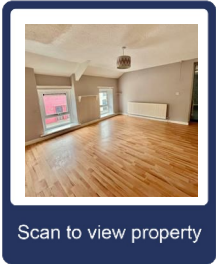
Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Scan to view property

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