



5, Tynewydd Row
Bridgend, CF32 7EH

Watts
& Morgan

5 Tynwydd Row

Ogmore Vale, Bridgend CF32 7EH

£75,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Situated in a picturesque location is this two bedroom mid-terrace property in Ogmore Vale being sold with no onward chain. It is an Ideal investment property offering good potential yield. Comprises; entrance hall, living room and kitchen/breakfast room. First floor landing; 2 bedrooms and bathroom. Externally offering on-road parking to the front, enclosed rear patio with rear access. EPC Rating; 'TBC'.

Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a uPVC front door into the entrance hallway with carpeted flooring and staircase to the first floor. An archway leads into the living room with a continuation of carpeted flooring, window to the front and fireplace with hearth and surround leading into the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with coordinating wall and base units with laminate work surfaces, stainless steel sink and drainer, window to the rear and an obscured glazed door out to the rear patio. The kitchen houses the 'Vaillant' gas boiler and has space for a dining room furniture. Also space to include a fridge/freezer, washing machine and cooker.

The first floor landing has a uPVC window to the rear aspect, built-in airing cupboard, carpeted flooring and provides access to the loft hatch.

Bedroom one is a double bedroom with carpeted flooring and a uPVC window to the front.

Bedroom two is a single bedroom with carpeted flooring and a windows to the front.

The bathroom comprises a 3-piece suite to include WC, pedestal wash hand and panelled bath with shower over. Benefits from laminate flooring, tiled walls and obscured window to the rear.

GARDENS AND GROUNDS

Approached off Tynwydd Row, no. 5 has on-road street parking to the rear. The rear is an enclosed patio area with steps providing access out to the rear. Shared access with the neighbouring property.

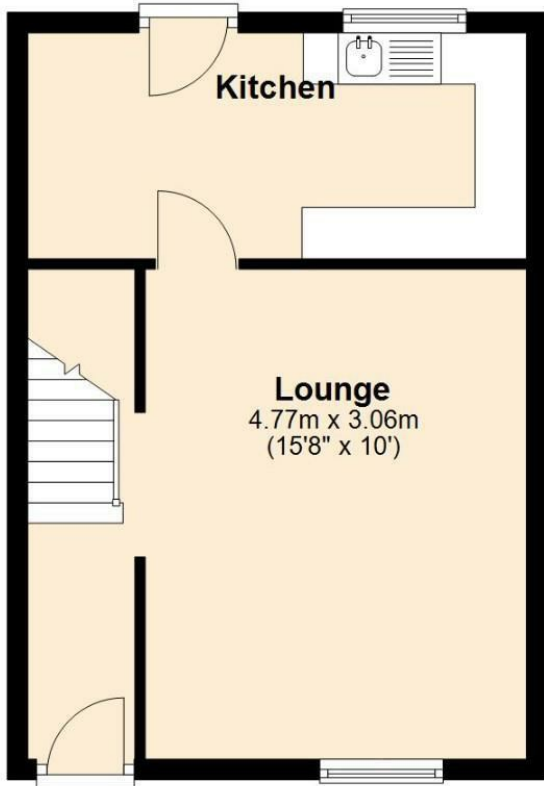
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band



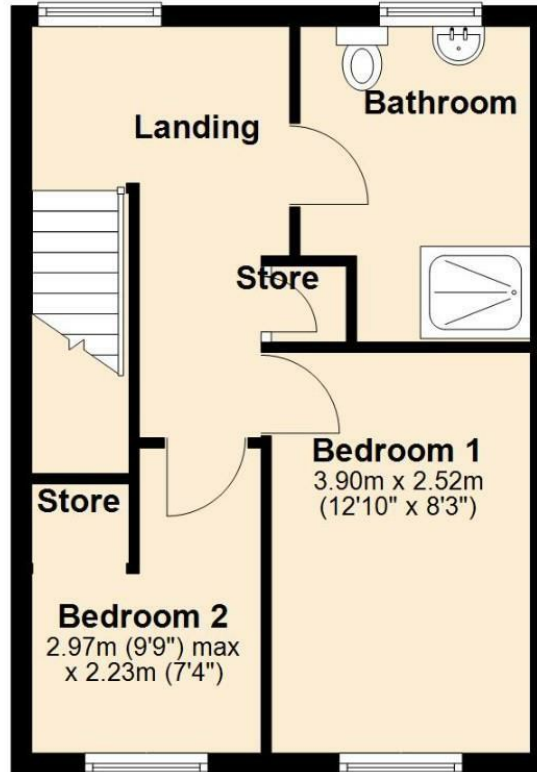
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)

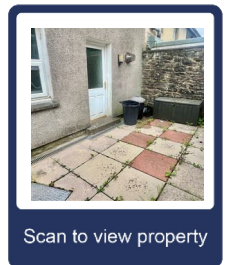


Total area: approx. 68.6 sq. metres (738.4 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

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.

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



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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