

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



27 Fronwen Terrace, Ogmere Vale, Bridgend, South Glamorgan, CF32 7ES



PETER MORGAN

Offers In Region Of **£120,000**

Main Features

- Stone fronted mid terraced ex miners cottage
- 3 bedrooms
- Open plan lounge/ dining room
- Ground floor bathroom
- Rear garden with rear lane access
- Approximately 7 miles from the M4 at Junction 36
- Conveniently located for school, leisure centre, Celtic trail cycle track...
- ..bus link, shops & amenities within Ogmore Vale
- Combi gas central heating and uPVC double glazing
- Council Tax Band: A. EPC:

General Information

3 BEDROOM STONE FRONTED MID TERRACED EX MINERS COTTAGE WITH OPEN PLAN LOUNGE/ DINING ROOM.

Conveniently located for school, leisure centre, Celtic trail cycle track, bus link, shops & amenities within Ogmore Vale & approximately 7 miles from the M4 at Junction 36.

The property has accommodation comprising lounge, kitchen and bathroom. First floor landing and 3 bedrooms. Externally there is a rear tiered garden with a courtyard and rear lane access. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Lounge/Dining Room

uPVC door to front. uPVC windows to front and rear. French doors leading to rear garden. Plastered walls and ceiling. Papered featured wall. Feature fireplace. Staircase leading to first floor. Fitted carpet. Radiator.

Kitchen

uPVC door and window to rear. A range of fitted wall mounted and base units finished with white doors. Laminate wood effect work tops, one work top wrapped in marble effect vinyl. Tiled walls. Plastered ceiling with spot lights. Tile effect wall splashback. Intergral black electric oven, electric stainless steel hob. Space and plumbed for washing machine. Stainless steel sink. Laminate wood flooring.

Bathroom

uPVC window. 4 piece suite comprising shower area with mixer style shower, panelled bath, close coupled w.c and pedestal wash hand basin. Vinyl flooring. Radiator. Tiled walls. Plastered ceiling,

FIRST FLOOR

Landing

Plastered walls and ceiling. Fitted carpet. Loft access.

Bedroom 1

uPVC window. Plastered walls and ceiling. Papered feature wall. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Plastered walls and ceiling. Papered feature wall. Fitted carpet. Radiator. Gas combi central heating boiler.

Bedroom 3

uPVC window. Plastered walls and ceiling. Exposed stone feature wall. Original floorboards. Radiator.

EXTERIOR

Rear Garden

Tiered rear garden with lane access. Courtyard area with steps leading to top tier laid to concrete and grass.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

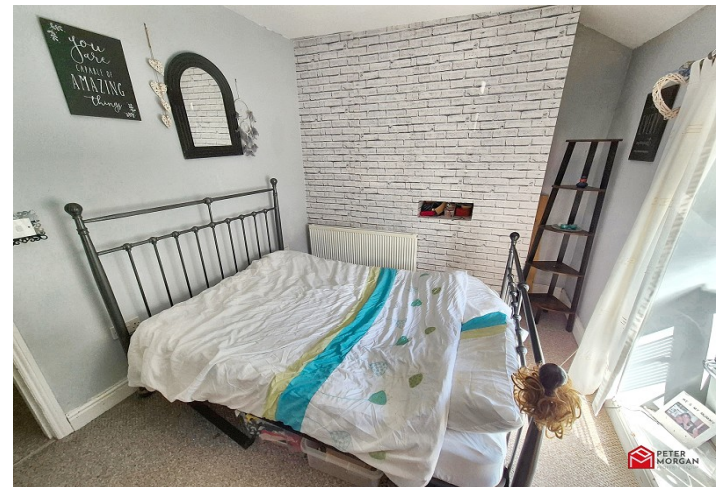
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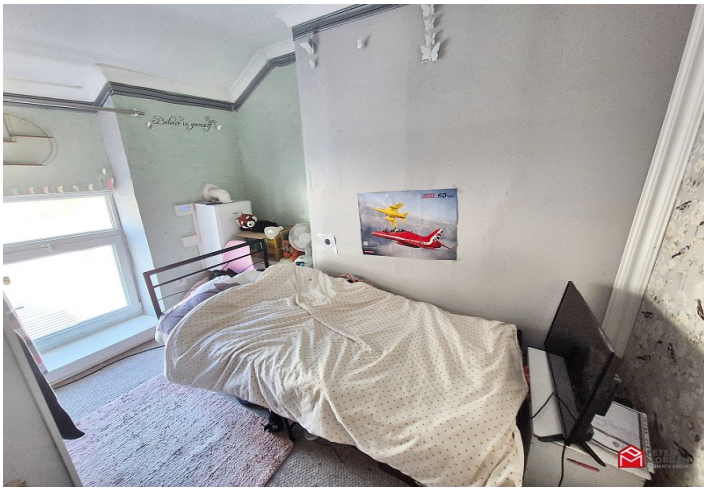
Current heating type

Combi

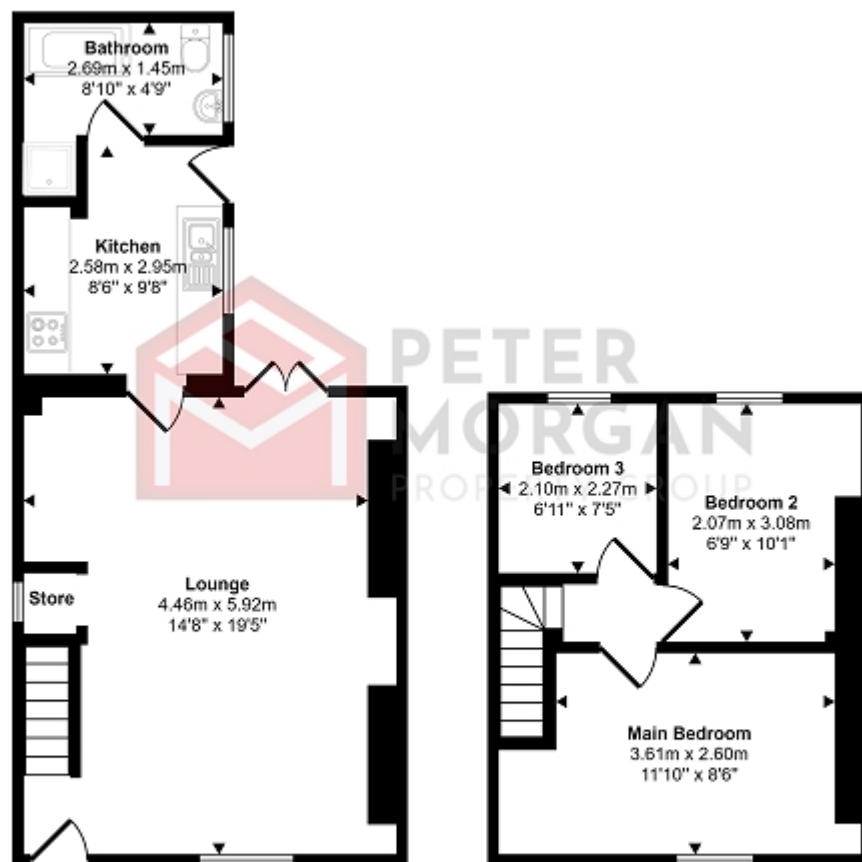
Tenure

Freehold





Approx Gross Internal Area
69 sq m / 745 sq ft




Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 28 sq m / 297 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.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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