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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

1a Fairy Glen, Ogmores Vale, Bridgend, Bridgend County. CF32 7HA

£179,950

Main Features

- 3 bedroom detached house
- 2 reception rooms
- Family bathroom, ground floor wet room and cloakroom
- Kitchen and lean to
- Courtyard style rear garden
- No ongoing chain
- The M4 is within approximately 7 miles at Junction 36
- Situated within a popular location convenient for cycle track, public transport, local school, leisure centre and village amenities
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: E

General Information

3 BEDROOM DETACHED HOME WITH 2 RECEPTION ROOMS, SIDE ACCESS AND NO CHAIN!

Situated within a popular location convenient for cycle track, public transport, local school, leisure centre and village amenities. The M4 is within approximately 7 miles at Junction 36.

This home has accommodation comprising ground floor hallway, lounge, living room, wet room, kitchen and lean-to with cloakroom. First floor landing, family bathroom and 3 bedrooms and family bathroom. Externally there is a rear courtyard style garden with external storage and side access. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC front door. Carpeted staircase to first floor. Papered walls. Textured ceiling. Fitted carpet.

Lounge

uPVC front door. Papered walls. Textured ceiling. Fitted carpet. Feature brick fire place with gas fire. Understairs storage. Radiator.

Dining Room / Sitting Room

uPVC window. Papered walls. Textured ceiling. Fitted carpet. Radiator.

Wet Room

uPVC window. Wet room suite comprising walk in shower enclosure with electric shower, close coupled w.c and wall mounted wash hand basin with tiled splashback. Plastered walls and ceiling. Wet room flooring. Radiator.

Kitchen/Breakfast Room

uPVC window. A range of units with laminate worktops. Integral electric oven, electric hob and integrated extractor. Composite sink with mixer tap. Breakfast bar. Tiled walls. Textured ceiling. Tile flooring. Radiator.

Lean to

uPVC windows and doors with polycarbonate roof. Textured walls. Tiled flooring. Electric points.

Cloakroom

uPVC window. Clad walls with polycarbonate roof. Close coupled w.c. Tiled floor.

FIRST FLOOR

Landing

Papered walls. Textured ceiling. Fitted carpet. Pull down hatch with loft ladder.

Family Bathroom

uPVC window. 3 piece suite comprising bath with overhead electric shower, close coupled w.c and pedestal had wash basin. Tiled walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 1

uPVC window. Papered walls. Textured ceiling. Fitted carpet. Combi gas central heating boiler. Radiator.

Bedroom 2

uPVC window. Papered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Papered walls. Textured ceiling. Fitted carpet. Fitted wardrobes. Radiator.

EXTERIOR

Rear Garden

Courtyard style rear garden with side access. Decorative stone with paved pathway. External storage.

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

C

Current heating type

Combi

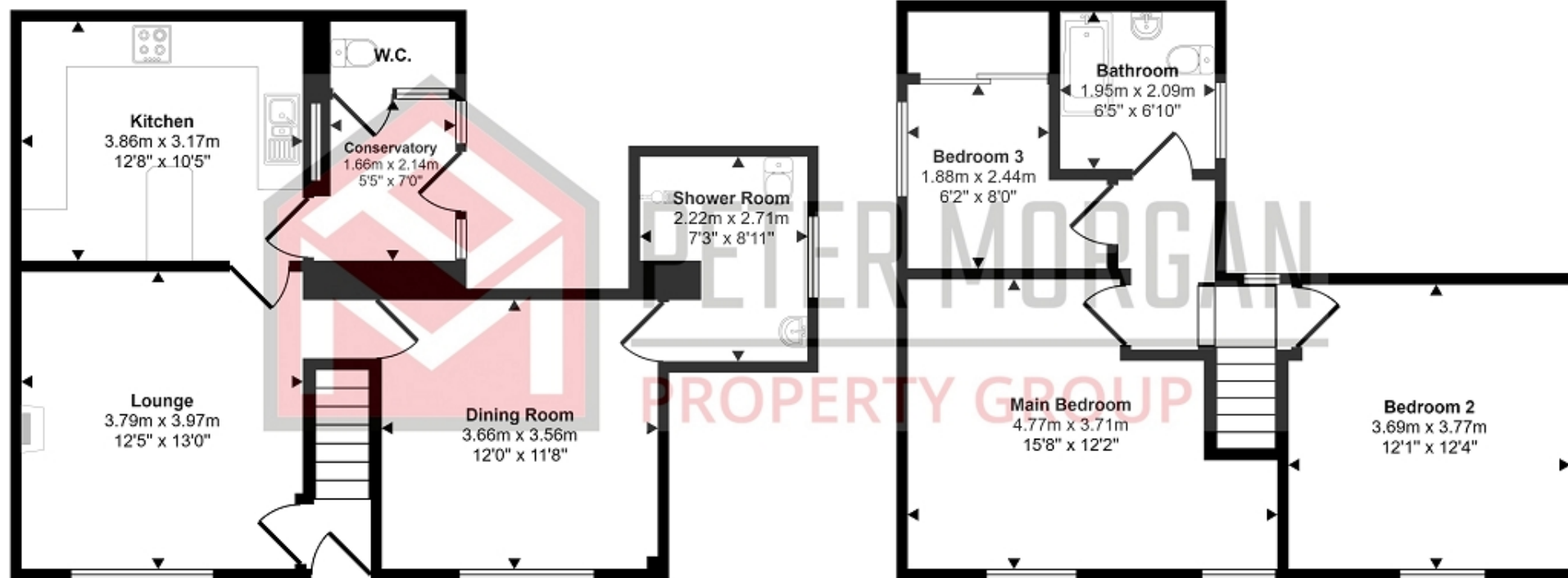
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
105 sq m / 1132 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 47 sq m / 502 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.

1a Fairy Glen, Ogmore Vale, Bridgend, Bridgend County. CF32 7HA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(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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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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