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2021
WALES
SALES
GOLD WINNER

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9 Wyndham Street, Ogmere Vale, Bridgend, Bridgend County. CF32 7EU



PETER MORGAN

Offers In Region Of **£159,950**

Main Features

- Mid terrace 3 double bedroom house
- Character and some original features
- 2 reception rooms
- Ground floor bathroom
- Rear garden with parking
- Situated in a central location within the village
- The M4 is accessible at Jct 36 (7 miles approx).
- School, shops, cycle track, leisure centre are all within 1/2 mile
- Combi gas central heating & uPVC double glazing
- Council Tax Band: B. EPC: C

General Information

3 DOUBLE BEDROOM TERRACE HOME WITH CHARACTER & SOME ORIGINAL FEATURES, REAR PARKING AND MORE.

Situated in a central location within the village. School, shops, cycle track, leisure centre are all within 1/2 mile. The M4 is accessible at Jct 36 (7 miles approx).

This home has accommodation comprising ground floor hallway, lounge, dining room, bathroom and kitchen. First floor landing and 3 bedrooms. Externally there is a rear garden with lane access and rear driveway. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC door to front. Plastered walls with textured ceiling, Fitted door mat. Wood effect laminate flooring. Understairs storage. Radiator.

Dining Room

uPVC window. Plastered walls with textured ceiling. Picture rails. Alcoves with storage and shelving. Fitted carpet. Radiator.

Lounge

Plastered walls. Textured ceiling. Picture rails. Decorative tiled fireplace with wood surround and slate hearth. Alcoves with built in storage and shelving. Wood effect laminate flooring. Staircase to first floor. Wooden window into kitchen. Radiator.

Kitchen

uPVC window and door to rear. Fitted kitchen comprising a range of wall mounted and base units with butchers block solid wood worktops. Tiled splashback. Integrated gas hob and electric oven. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Tile effect laminate flooring. Radiator.

Bath & Shower Room

uPVC window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with tiled splashback. Rainstorm shower and hairwash spray. Fully tiled walls and floor with floor drain. Extractor fan. Radiator. Vanity mirror.

FIRST FLOOR

Landing

Plastered walls and textured ceiling. Fitted carpet.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Storage cupboard housing combi gas central heating boiler. Fitted carpet. Radiator.

Bedroom 2

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

Bedroom 3

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

EXTERIOR

Rear Garden

Laid with concrete paved patio from rear entrance door having galvanised steel balustrade and spindles. Steps to paved patio area. Water tap. Further decorative stone covered area with garden shed and gate access to double gated parking spaces and direct access to The Celtic Trail Cycle Track.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

B

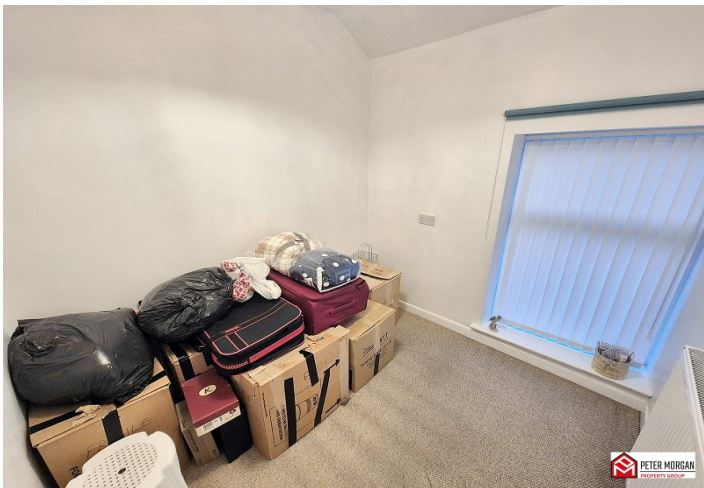
Current heating type

Combi

Tenure

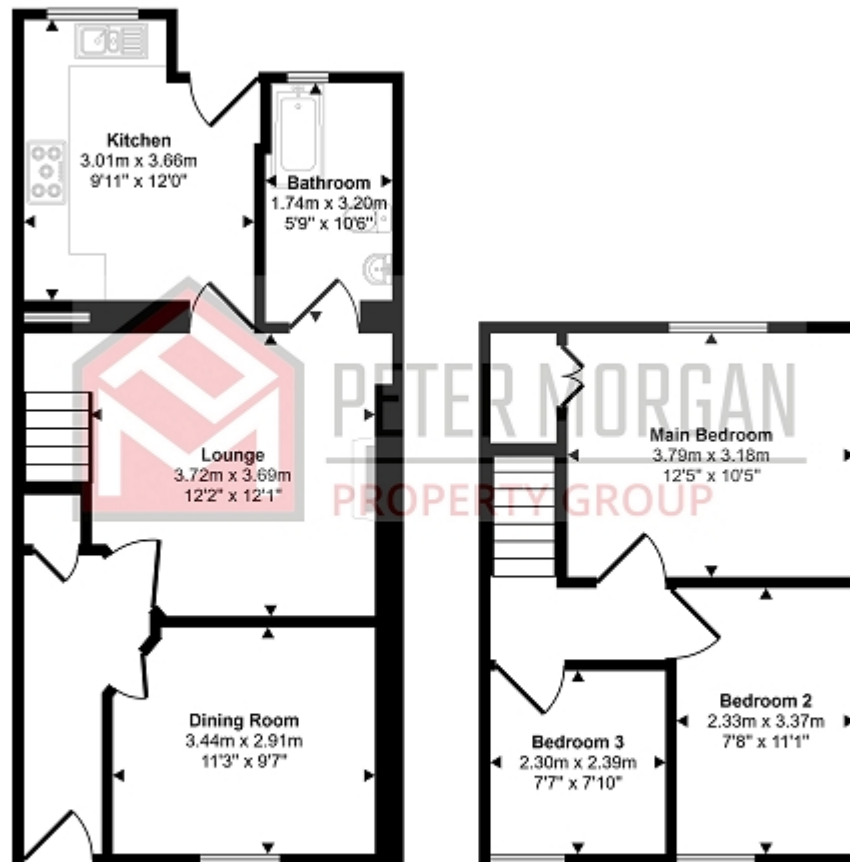
Freehold







Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft

First Floor
Approx 32 sq m / 348 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.

9 Wyndham Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7EU

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 69 | |
| (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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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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