

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

8 High Street, Ogmores Vale, Bridgend, Bridgend County. CF32 7AD

£200,000

Main Features

- Currently under renovation
- The property will become a 4 double bedroom, 4 storey mid terraced home
- Choice of kitchen, bathrooms, flooring and tiling
- Living room with media wall
- Second floor master bedroom with ensuite and vaulted ceilings
- Landscaped West facing rear garden
- Situated within the heart of the Village, convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track
- The M4 is within 7 miles at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

General Information

THIS HOME IS CURRENTLY UNDER RENOVATION TO BECOME A 4 DOUBLE BEDROOM, 4 STOREY MID TERRACED HOME WITH CHOICES OF KITCHEN, BATHROOMS, FLOORING & TILING for early bird enquiries.

This property has been taken back to a shell and is being fully rebuilt with everything brand new. When completed the accommodation will comprise of ground floor living room with media wall, second reception room / double bedroom. Lower ground floor will be a spacious open plan fully fitted quality kitchen with cloakroom and dining / lounge area giving access to a landscaped west facing rear garden. First floor will have a landing, 2 double bedrooms and family bathroom. Second floor master bedroom with ensuite shower room and vaulted ceilings.

This home will benefit from uPVC double glazing and Combi gas central heating.

Please see images of the next door property that was renovated by the same builder. Number 8 is slightly different however it will be finished to the same standard.

Situated within the heart of the Village, convenient for school, leisure centre,

shops, transport links and The Celtic Trail Cycle Track. The M4 is within 7 miles at Junction 36.

GROUND FLOOR

Lounge

Sitting Room/ Optional Bedroom Four

LOWER GROUND FLOOR.

Cloakroom

Kitchen

Dining / Living Area

FIRST FLOOR

Landing

Bathroom

Bedroom 2

Bedroom 3

SECOND FLOOR

Bedroom 1

En-suite shower room

EXTERIOR

Rear Garden

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

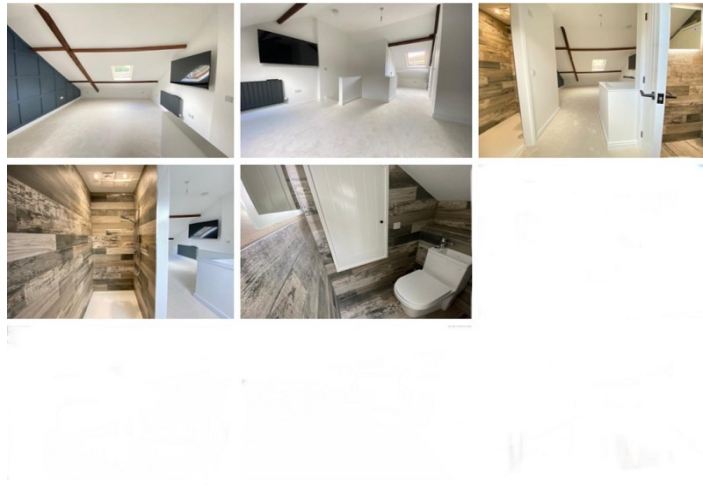
B

Current heating type

Combi

Tenure

Freehold



8 High Street, Ogmore Vale, Bridgend, Bridgend County. CF32 7AD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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.

<p>Neath Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Talbot Green Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Carmarthen Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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PETER MORGAN



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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.

Bridgend County Branch

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