

Payton
Jewell
Caines



Highland Place, Ogmore Vale, Bridgend
County. CF32 7DD

£145,000

PJC PAYTON
JEWELL
CAINES

Highland Place, Ogmore Vale, Bridgend County. CF32 7DD

Three bedroom mid terrace house situated in the village of Ogmore Vale. The property comprises entrance hall, lounge/diner, kitchen, UTILITY, three bedrooms to the first floor and family bathroom, rear garden with hill side views. IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.

£145,000 - Freehold

- Three good sized bedroom house
- Ideal first time buy or investment
- Utility area/ modern fitted kitchen
- Gas combination boiler/ EPC - D , Council tax band - B
- Open plan lounge/diner
- Beautiful hill side views



DESCRIPTION

We are pleased to offer for sale this three bedroom mid terrace property boasting lovely views to the front and rear elevation. The property further benefits from open plan lounge/diner, kitchen with utility area. The property is located in Ogmores Vale which is approximately 10 - 15 minutes from Bridgend town centre and McArthur Glen designer outlet. The M4 corridor is accessible via junction 36 to provide quick links to Cardiff and Swansea. Ogmores Vale also benefits from local shops, Primary Schools, amenities and offers numerous countryside walks and mountain bike trails.

ENTRANCE PORCH (4' 9" x 3' 1") or (1.46m x 0.95m)

Via part frosted glazed composite door into the entrance porch finished with artexed ceiling, centre light, emulsified walls with dado rail, electric consumer box, skirting and wood effect laminate flooring. Part frosted glazed wooden door leading into lounge/diner.

LOUNGE/DINER (20' 11" x 15' 6") or (6.37m x 4.72m)

Skimmed and coved ceiling, two pendant lights, emulsified walls with dado rail, PVCu double glazed window overlooking the front of the property, PVCu double glazed window overlooking the utility area, two radiators, skirting and a continuation of the laminate flooring. Stairs leading to the first floor. Built in log burner with wooden mantel, exposed brick surround and tiled hearth. Frosted glazed wooden door leading into the kitchen.

KITCHEN (14' 9" x 9' 7") or (4.49m x 2.93m)

Skimmed ceiling, centre spot light, emulsified walls, radiator, PVCu double glazed window overlooking the utility area, skirting and wood effect laminate flooring. A range of wall and base units in a shaker style cream with complementary roll top work surface with matching up stands. Gas range cooker to remain with stainless steel backing and overhead chrome extractor fan. Inset one and a half stainless steel sink with chrome mixer tap. Integrated appliances include dishwasher and fridge/freezer. Frosted PVCu double glazed door leading into the utility area.

UTILITY AREA (12' 1" x 3' 10") or (3.68m x 1.16m)

Perspex roof, emulsified walls, PVCu double glazed door with PVCu double glazed side panel leading to the rear garden, further PVCu frosted double glazed units to the side of the property, radiator, skirting and tile effect lino flooring. Base units with complementary roll top work surface, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

Via stairs with spindle hand rail and fitted carpet. Emulsified ceiling, centre pendant light, emulsified walls with dado rail, skirting and a continuation of the fitted carpet. Doors to three bedrooms and family bathroom. Airing cupboard housing gas combination boiler, shelving and radiator.

BEDROOM 1 (14' 9" x 9' 6") or (4.49m x 2.90m)

Skimmed ceiling, centre pendant light, emulsified walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet. Built in storage with mirrored frontage.



BEDROOM 2 (13' 9" x 9' 4") or (4.19m x 2.84m)

Textured ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window to the front of the property with beautiful hill side views, skirting and grey wood effect laminate flooring. A range of fitted wardrobes and fitted drawers.

BEDROOM 3 (10' 3" x 5' 11") or (3.13m x 1.80m)

Textured ceiling with sunken spot lights, emulsioned walls with dado rail, PVCu double glazed window overlooking the front of the property with hill side views, radiator, skirting and fitted carpet. Built in wardrobe and dressing table area.

FAMILY BATHROOM (8' 8" x 6' 6") or (2.65m x 1.99m)

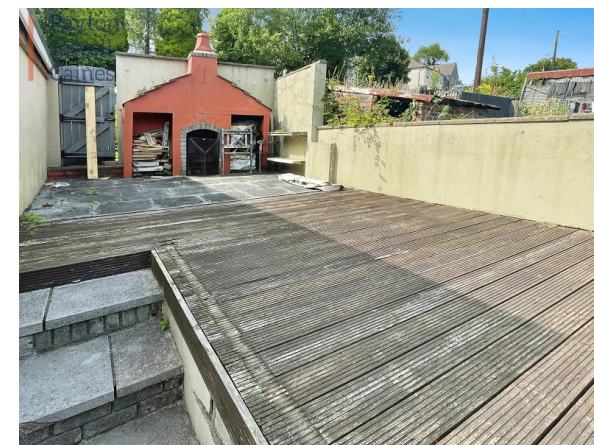
Textured ceiling, centre light, extractor fan, emulsioned walls with half height white gloss tiled walls with feature strip, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, wall mounted mirrored cabinet and tiled flooring. Four piece suite comprising bath with chrome mixer tap, low level WC, vanity sink unit with chrome mixer tap and shower enclosure with overhead electric shower and bi-folding glass screen.

OUTSIDE

Three tiered rear garden with the first tier laid to patio with galvanised steel balustrade and steps leading up to a second tier laid to patio with matching balustrade and wooden picket fence. The top tier is laid to decking with a rear gate giving access to a rear lane. Built in fire pit area with patio, decking and fabulous hill side and mountain views.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

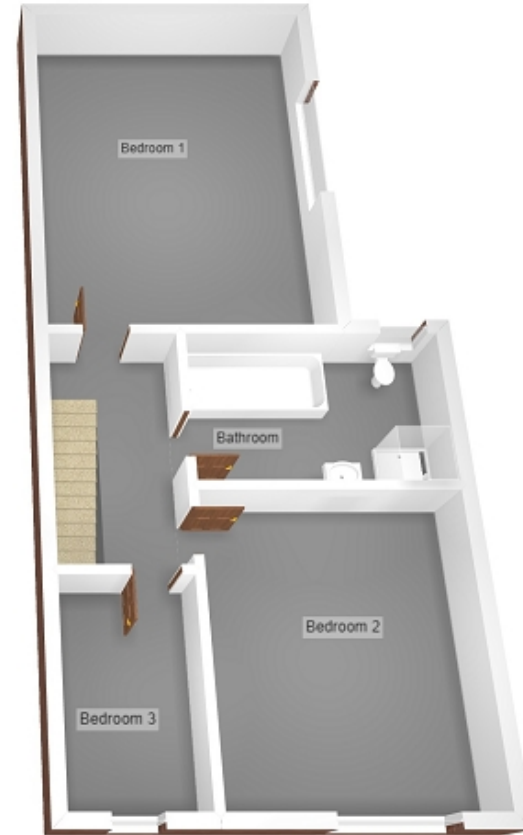


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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