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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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



**PETER MORGAN**

**£230,000**

### **Main Features**

- Immaculately presented and fully renovated throughout
- 4 double bedroom, 4 storey mid terraced home
- Fully fitted kitchen / breakfast room with Quartz worktops
- Open plan lounge
- 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**

IMMACULATELY PRESENTED!! FULLY RENOVATED THROUGHOUT!! BRAND NEW EVERYTHING!! 4 BEDROOM, 4 STOREY MID TERRACED HOME BENEFITTING FROM A VERSATILE LAYOUT, FULLY FITTED KITCHEN, FAMILY BATHROOM, ENSUITE SHOWER ROOM AND CLOAKROOM. INDOOR/ OUTDOOR KITCHEN/ DINING/ LIVING ROOM ACCESSING LANDSCAPED REAR GARDEN, MODERN STAIRCASES WITH TOUGHENED GLASS INSERTS, CCTV, OPEN ASPECT TO REAR, FITTED WITH LVT AND CARPETED FLOORING, WINDOW BLINDS AND MORE!! MUST BE VIEWED!!

Situated within the heart of the Village next to the non political club, convenient for school, leisure centre, shops, transport links and The Celtic Trail Cycle Track. The M4 is within 7 miles at Junction 36.

This home has immaculately presented accommodation comprising ground floor vestibule, open plan lounge, sitting room / bedroom, lower floor fully fitted kitchen / breakfast room with Quartz worktops and royal blue woodgrain doors and integral appliances, dining / living area and cloakroom. First floor family bathroom and 2 bedrooms. Second floor master suite with vaulted wood beam ceiling and ensuite shower room. Landscaped West facing rear garden with fitted bin storage area and shed. Roller door to driveway.

This home benefits from uPVC double glazing, combi gas central heating, burglar alarm, CCTV and is offered For Sale with vacant possession.

### **GROUND FLOOR**

#### **Vestibule**

Composite double glazed front door. Vertical column radiator. Luxury vinyl tile floor. Vertical panelled door to..

#### **Lounge**

uPVC double glazed window to front. Two radiators. Understairs media cupboard housing CCTV, sky connection and burglar alarm control unit. Open plan quarter turn carpeted staircase with toughened glass inserts to 1st floor. Gas meter. Balustrade with toughened glass inserts and carpeted staircase to lower ground floor. Newly fitted carpet. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Wired for wall mounted television. Vertical Oak panelled door to..

#### **Bedroom/ Sitting Room**

uPVC double glazed window with open aspect of hills and garden to rear. Plastered walls and ceiling. Inset ceiling spotlights. Radiator.

### **LOWER GROUND FLOOR.**

### **Kitchen/ Breakfast Area**

Fully fitted brand new kitchen finished with navy blue wood grain doors. Multi setting illuminated quartz worktops with upstands. Integral fridge freezer, dishwasher, washing machine, oven, grill, ceramic hob and extractor hood. One and a half bowl sink unit with extendable mixer tap. Kickboard air-conditioning unit. Plastered walls and ceiling. Inset ceiling spotlights. Luxury vinyl tiled floor. Carpeted staircase with toughened glass inserts to ground floor. Recessed display niche. Mains powered smoke alarm. Understairs store cupboard with luxury vinyl tiled floor., power point and light.

### **Cloakroom**

Fitted two piece suite in white comprising close coupled WC with push button flush and wash hand basin with monobloc tap and base storage. Vertical column radiator. Plastered ceiling with inset spotlights. Extractor fan. Tiled walls. Luxury vinyl tiled floor.

### **Sitting / Dining Area**

uPVC double glazed French doors to rear garden. Luxury vinyl tiled floor. Radiator. Plastered walls and ceiling. Inset ceiling spotlights. Wired for wall mounted television. Burglar alarm control unit.

## **FIRST FLOOR**

### **Landing**

Balustrade with toughened glass inserts. Newly fitted carpet. Airing cupboard housing wall mounted combi gas central heating boiler. Plastered wall and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Vertical panelled Oak doors to all floor rooms and second floor.

### **Family Bathroom**

Fitted three-piece bathroom suite in white comprising close coupled WC with enclosed cistern, wall mounted hand wash basin with monobloc tap and base storage. Tiled panelled bath with mixer tap and overhead Rainstorm shower and hair wash spray. Matching glass screen. Fully tiled walls and floor. Vertical column radiator. Plastered ceiling. Inset spotlights. Extractor fan.

### **Bedroom**

uPVC double glazed window to front. Newly fitted carpet. Plastered walls and ceiling. Wired for wall mounted television. Radiator. Fitted wardrobe with hanging rail and light.

### **Bedroom**

uPVC double glazed window to open aspect. Radiator. Newly fitted carpet. Plastered walls and ceiling. Wired for wall mounted television. Fitted wardrobe with hanging rail and light.

## **SECOND FLOOR**

### **Bedroom 1**

Double glazed skylight window with open aspect to rear. Wood beam vaulted ceiling. Two radiators. Newly fitted grey carpet. Plastered walls and ceiling. Wired for wall mounted television. Vertical panelled door to..

### **En-suite shower room**

Three piece suite in white comprising close coupled WC with push button flush, wall mounted hand wash basin with monobloc tap and shower cubicle with Rainstorm shower and hairwash spray. Fully tiled walls and floor. Vertical column radiator. Extractor fan. Wood beam ceiling.

## **EXTERIOR**

### Rear Garden

Landscape garden laid with nonslip paved patio and artificial turf. Wood framed bin storage area with lockable door. Access to rear and storage shed. External water tap. Power point. Wall lights. Floodlight and CCTV camera.

### 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](mailto: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















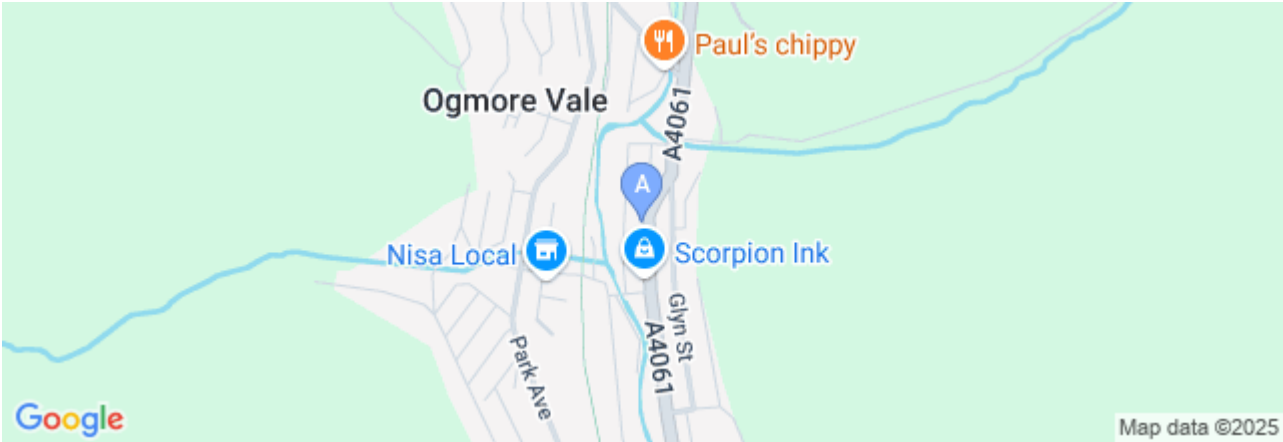
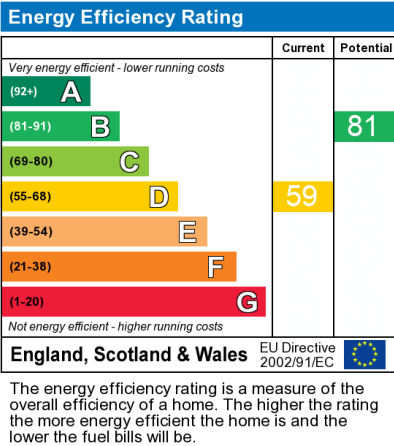
Approx Gross Internal Area  
128 sq m / 1381 sq ft



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.



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



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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# 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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