



## Llywelyn Street, offers over £100,000

- 3 Bedroom double fronted End of terrace
- 3 reception Rooms
- No ongoing chain
- Council Tax Band B
- Ideal first time buy or buy to let
- EPC Rating: D



 3  1  2





## About the property

Situated in the picturesque village of Ogmores Vale, Bridgend, this generous double-fronted end-terrace property offers impressive and versatile living accommodation arranged over two floors. Offered for sale with no ongoing chain, the home presents an excellent opportunity for a young family, first-time buyer, or buy-to-let investor alike.

The ground floor boasts three well-proportioned reception rooms, ideal for flexible living, dining, and working-from-home arrangements, complemented by a separate utility room. To the first floor are three good-sized double bedrooms, providing ample space for family living or rental potential.

Externally, the property benefits from a small rear courtyard garden, offering a private outdoor area for seating, storage, or low-maintenance enjoyment.

Enjoying a convenient yet scenic setting, Ogmores Vale is located just a short drive from Bridgend town centre, M4 motorway links and the popular McArthurGlen Designer Outlet, making it ideal for commuters and those seeking local amenities within easy reach.

Early viewing is highly recommended to appreciate the size and potential of this delightful home.







## Accommodation

### Entrance Hall

### Lounge

10' 8" x 9' 10" ( 3.25m x 3.00m )

### Reception Room

12' 4" x 8' 11" ( 3.76m x 2.72m )

### Living Room

15' x 7' 10" ( 4.57m x 2.39m )

### Kitchen

11' 2" x 7' ( 3.40m x 2.13m )

### Utility

7' 5" x 4' 2" ( 2.26m x 1.27m )

### Bedroom One

15' 9" Max x 9' 10" Max ( 4.80m Max x 3.00m Max )

### Bedroom Two

19' Max x 7' 7" Max ( 5.79m Max x 2.31m Max )

### Bedroom Three

13' 1" Max x 9' Max ( 3.99m Max x 2.74m Max )

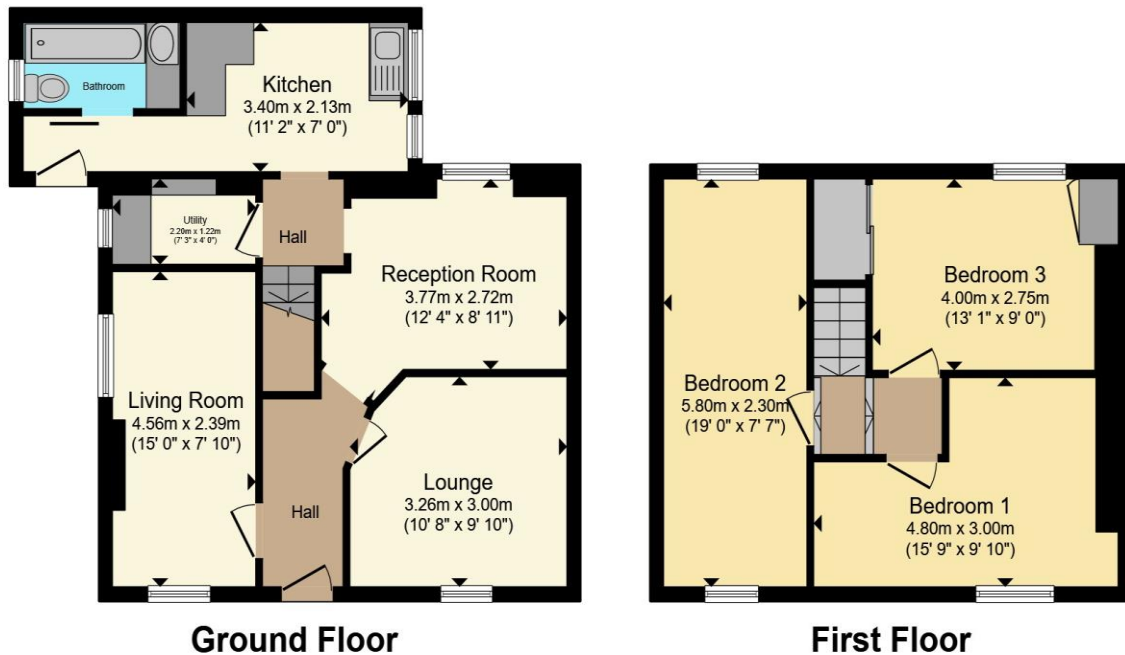
### Bathroom

01656 657201

bridgend@peteralan.co.uk



## Floorplan



Total floor area 94.1 m<sup>2</sup> (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

