



## Llewelyn 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





## About the property

Situated in the picturesque village of Ogmore 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, Ogmore 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 )

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## Floorplan



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

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