



**£94,995**  
freehold

**Walters Road,  
Ogmore Vale**

- EPC Rating: E
- Spacious family home
- 4 goodsize bedrooms
- Downstairs shower room
- 2 Receptions







## About The Property

We are pleased to market this spacious four bedroom property situated in Ogmere Vale. This very spacious accommodation would make an ideal family home.

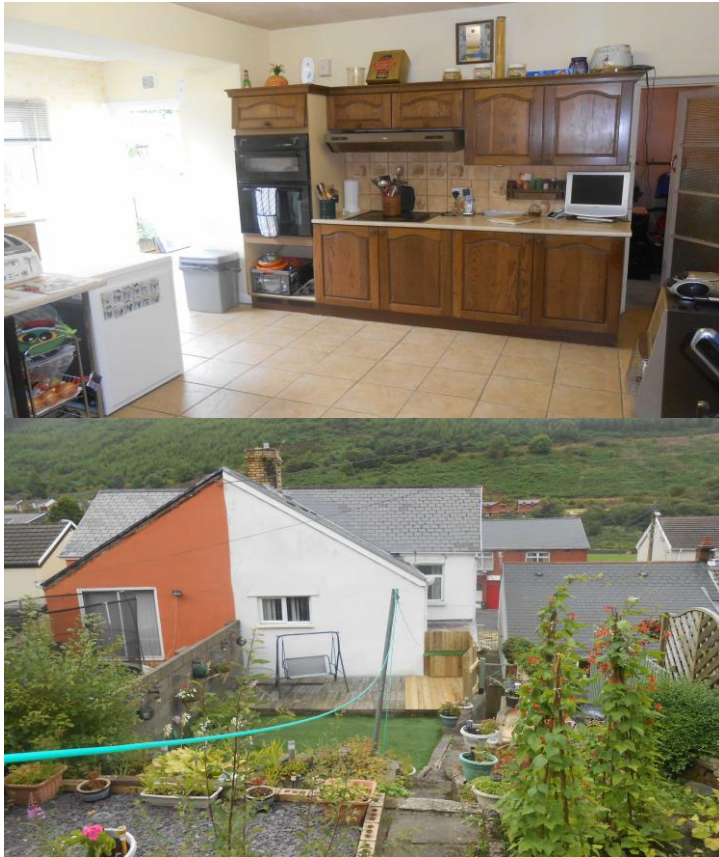
Accommodation briefly comprises of entrance hallway, large lounge, sitting room, larger than average kitchen diner with pantry and shower room. To the first floor there are four bedrooms, three are double bedrooms plus family bathroom.

## Accommodation

To the rear there is a tiered garden with a section of AstroTurf, with views looking across the valley.

The property further benefits from gas central heating, Upvc double glazing.

This property is a larger than average semi detached property with great family home potential. Must be viewed . ER-E



## Entrance Hall

Entered through a hardwood door, laminate flooring, stairs to first floor, door to lounge and kitchen.

## Lounge

3.40m x 5.41m ( 3.40m x 5.41m )  
Two windows to front, two radiators, fitted carpet, coving to ceiling, open plan to:

## Sitting Room

3.07m x 4.24m ( 3.07m x 4.24m )  
Radiator, fitted carpet, door to:

## Kitchen

3.15m x 4.24m ( 3.15m x 4.24m )  
Fitted with a matching base and eye level units with worktop space over with ceramic tiled splash backs, built in eye level double oven with separate hob with extractor hood over, inset one and a half bowl sink, fireplace, tiled flooring, open plan to:

## Utility

1.91m x 3.86m ( 1.91m x 3.86m )  
Space for fridge/freezer and washing machine, two windows to side, door to:

## Store Room

1.65m x 2.23m ( 1.65m x 2.23m )  
Open plan to:

## Shower Room

Shower, pedestal wash hand basin and WC, Upvc double glazed window to side.

## Landing

Doors leading to bedroom one, two and four:

## Bedroom 1

3.76m x 4.11m ( 3.76m x 4.11m )  
Fitted carpet, two windows to the front, radiator.

## Bedroom 2

2.49m x 4.29m ( 2.49m x 4.29m )  
Window to rear, radiator, fitted carpet.

## Bedroom 3

2.46m x 4.27m ( 2.46m x 4.27m )  
Window to side, radiator, fitted carpet.

## Bedroom 4

2.56m x 2.90m ( 2.56m x 2.90m )  
Window to front, radiator, fitted carpet.

## Bathroom

Fitted with three piece suite comprising of deep panelled bath, pedestal wash hand basin and low-level WC, partly tiled walls, window to rear, radiator.

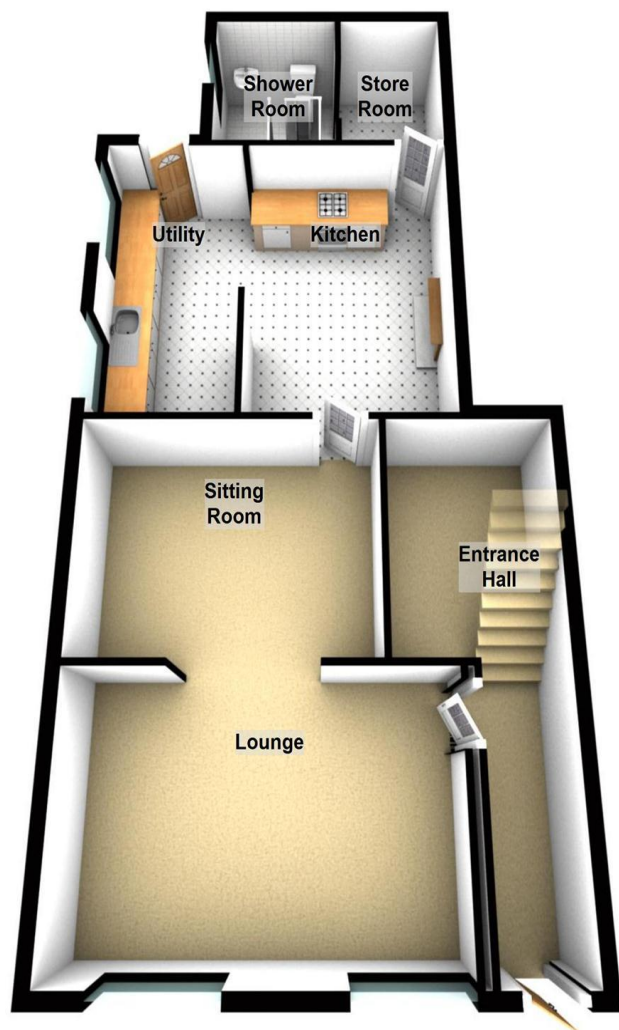
## Outside

Side entrance leading to enclosed rear garden. Garden is tiered into three sections, section laid to Astroturf, decked and chippings. Views looking across the valley.



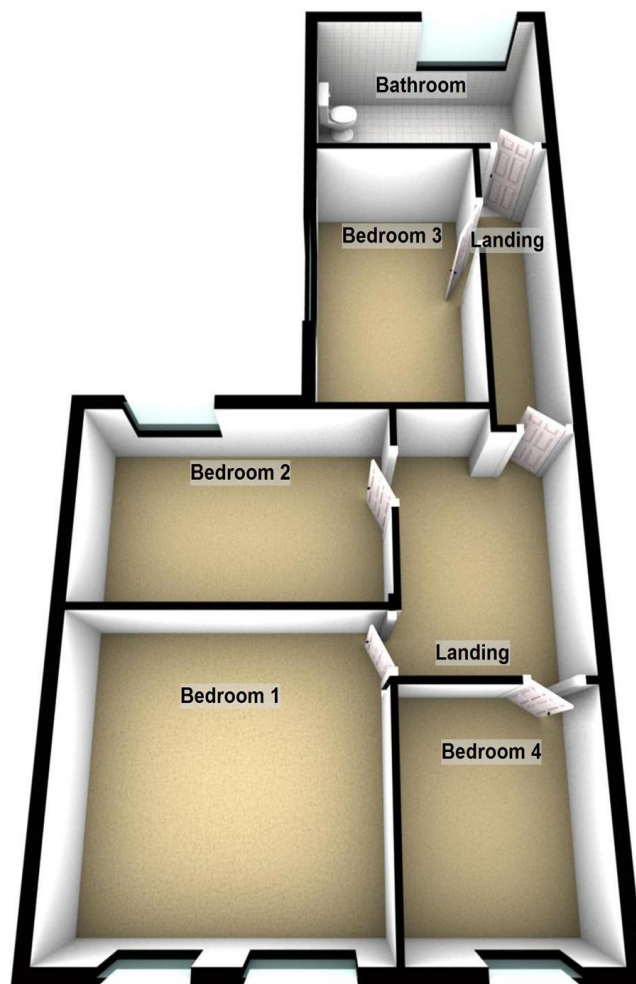
### Ground Floor

Approx. 789.1 sq. feet



### First Floor

Approx. 729.0 sq. feet



Total area: approx. 1518.1 sq. feet

### 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. They buyer is advised to obtain verification from their solicitor or surveyor.