



## Park Avenue, offers over £190,000

- Rear Access With Garage
- Beautiful Views To Front Of Property
- Perfect Family Home
- Council Tax Band B
- Viewing Highly recommended
- EPC Rating: D





## About the property

Situated in the popular location of Ogmore Vale, this spacious bay-fronted three-bedroom semi-detached property offers well-proportioned accommodation ideal for families and first-time buyers.

Occupying a bright elevated position, the property enjoys open views across the valley towards the pine forest and Bwlch y Clawd mountains. Park Avenue is ideally positioned alongside local amenities including a children's playground, sports courts, a bowling green, and a nearby cycle track following the River Ogmore to Bridgend.

The accommodation comprises a welcoming entrance hall, a large light-filled front lounge with bay window, a separate rear reception room currently used as a dining room, a rear kitchen with downstairs shower room, and three good-sized bedrooms to the first floor.

Externally, the property benefits from a front terrace, side access, paved rear yard with storage, a generous sunny rear garden, and a rear garage providing off-road parking, with additional on-street parking and a free public car park opposite.

Conveniently located within a short drive of Bridgend town centre, M4 motorway links, and McArthurGlen Designer Outlet, this property is offered with no onward chain. Viewing is highly recommended.





## Accommodation

### Entrance Hall

**Lounge** - 13' 9" max into bay x 12' 3" ( 4.19m max into bay x 3.73m )

**Dining Room** - 11' 11" x 10' 2" max ( 3.63m x 3.10m max)

**Kitchen** - 10' 5" max x 9' 7" max ( 3.17m max x 2.92m max )

### Shower Room

### First Floor

#### Landing

**Bedroom One** - 13' 9" x 10' 6" max ( 4.19m x 3.20m max)

**Bedroom Two** - 9' 11" x 10' 4" max ( 3.02m x 3.15m max)

**Bedroom Three** - 10' 11" x 5' 11" ( 3.33m x 1.80m )

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## Floorplan



Ground Floor

First Floor

Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx

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