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## Gorwyl Flats

Ogmore Vale, Bridgend, CF32 7BS

By Auction £225,000



Council Tax: A



# Gorwyl House Gorwyl Flats

Ogmore Vale, Bridgend, CF32 7BS

By Auction £225,000



For sale: Detached block of four self-contained flats, located in Ogmore Vale, Bridgend, and ideally suited to investors. The property comprises a total of eight bedrooms, four kitchens, four reception rooms and four bathrooms, arranged as two three-bedroom flats and two one-bedroom flats. The building is neutrally decorated and benefits from parking and a garden, enhancing its appeal to prospective tenants.

Currently producing an income of approximately £2,500 per month, the property offers a potential rental yield in the region of 8–10% (subject to individual investor assessment). It is individually Council Tax Band A, which may be attractive to tenants seeking manageable outgoings.

Ogmore Vale sits to the north of Bridgend, close to attractive green spaces, walking and cycling routes in the Ogmore Valley, providing opportunities for outdoor recreation. The village offers local amenities, while Bridgend town centre, with a wider selection of shops and services, is accessible by road.

Public transport links include regular bus services connecting Ogmore Vale to Bridgend. From Bridgend railway station, there are frequent services to Cardiff, Swansea and further afield, with typical journey times to Cardiff of around 25–30 minutes. Road connections via the A4061 and A4093 link to the A48 and M4, offering access across South Wales.

This detached investment property presents a structured multi-unit layout with established income, in a location convenient for public transport, green spaces and local routes for walking and cycling.

## Flat 1b

Open plan living Room & Kitchen 14'8" x 13'11"  
Bedroom 13'10" x 9'2"  
Shower Room 9'8" x 4'9"

Recently refurbished to include new kitchen and carpets / flooring. Tenant in situ no arrears.

## Flat 1a

Open plan living room & kitchen 15'4" x 13'5"  
Bedroom 12'11" x 9'2"  
Shower Room 8'10" x 4'7"

In need of cosmetic improvement with potential for added value.

## Flat 2

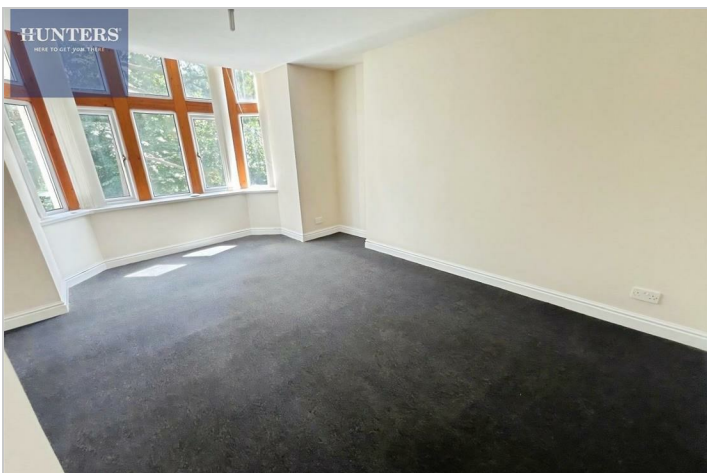
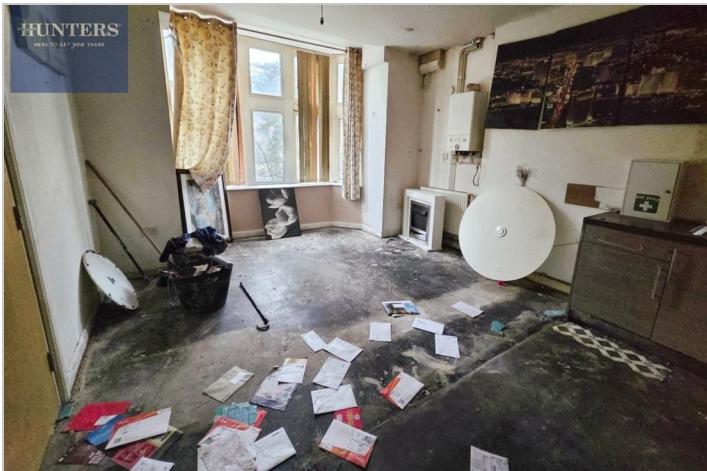
Living Room 15'7" x 15'2" (at widest)  
Kitchen 11'4" x 7'9"  
Bedroom 1 15'2" x 13'2" (at widest)  
Bedroom 2 13'7" x 13'2"  
Bedroom 3 7'1" x 6'5"  
Bathroom 14'9" x 4'7"

Currently vacant with viewings being conducted. This flat is in good overall condition with a modern kitchen and bathroom and is neutrally decorated throughout ready for tenants.

## Flat 3

Living Room 14'7" x 14'3" (at widest)  
Kitchen 13'0" x 11'2"  
Bedroom 1 14'3" x 13'6"  
Bedroom 2 13'4" x 13'4"  
Bedroom 3 7'3" x 6'11"  
Bathroom 7'5" x 4'2"

Good tenant in situ no arrears. This flat is in good overall condition with a modern kitchen and bathroom and is neutrally decorated throughout.



Road Map



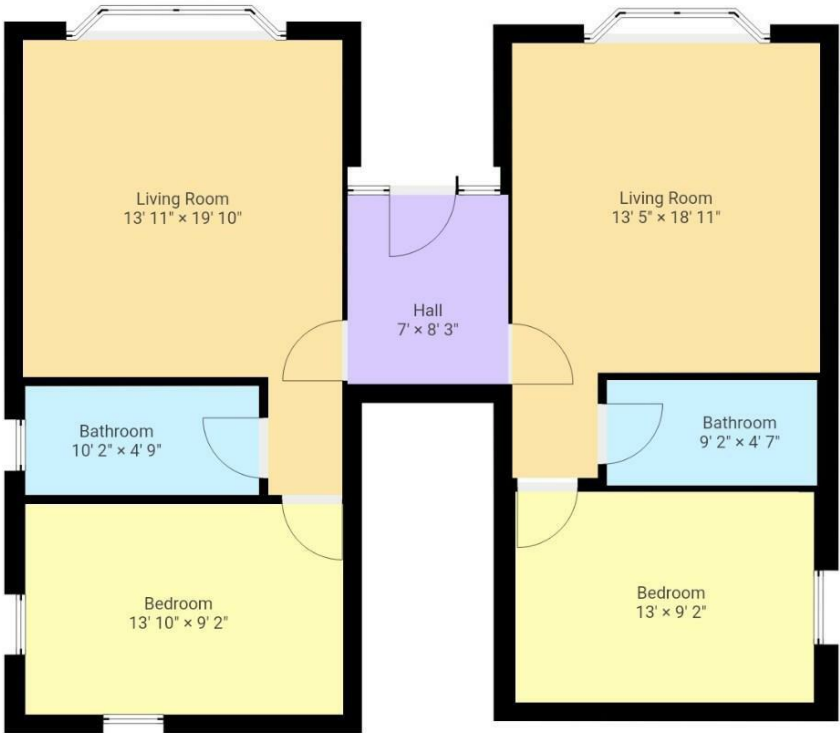
Hybrid Map



Terrain Map



Floor Plan

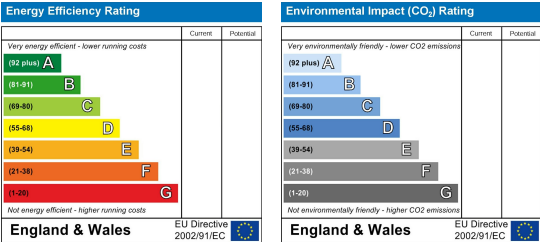


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Viewing

Please contact our Hunters TLC Office on 0330 999 1010 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.