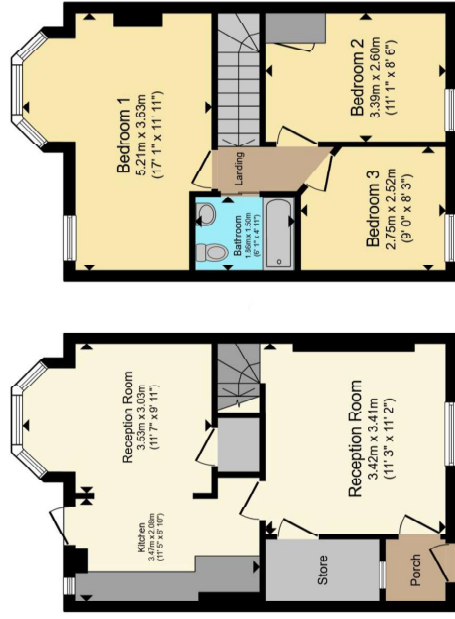


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Floorplan



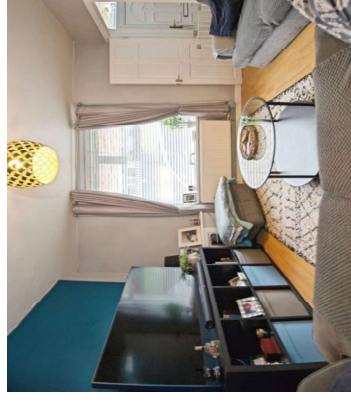
Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), room sizes or room contents are approximate. No details are guaranteed. It cannot be relied upon for any purpose and may vary from what is shown on the floor plan. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Vale View Villas, offers over £150,000

- Semi Detached Three Bedroom Home
- Rear garden with sun terrace
- Potential For Off Street Parking
- Council Tax Band B
- Modern Throughout
- EPC Rating: D



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.

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About the property

This beautifully maintained three-bedroom semi-detached property is ideally situated in the heart of Ogmore Vale, offering easy access to local shops, schools, bus links, the Celtic Trail Cycle Route, and picturesque hill-walking paths.

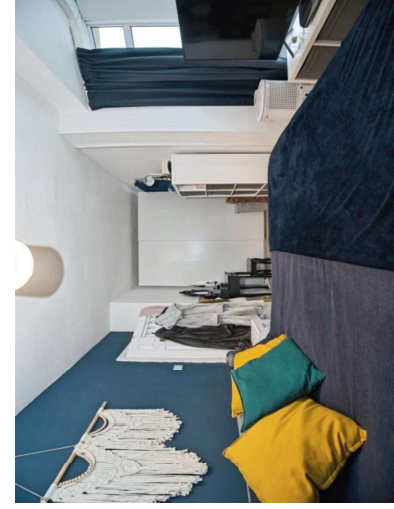
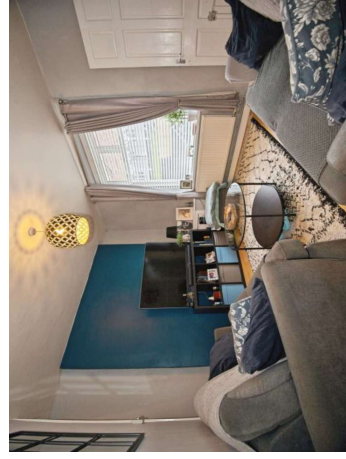
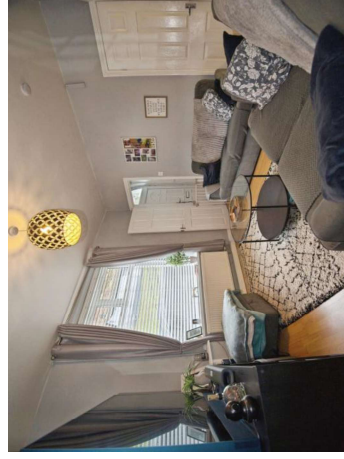
Perfect for buyers seeking a well-presented home in a convenient and scenic village location.

Boasting stunning mountain views, this well-presented home features separate lounge and dining rooms, providing excellent living and entertaining space. The dining room benefits from a charming bay window to the rear, filling the room with natural light and enhancing the sense of space.

Accommodation includes; Entrance porch, welcoming lounge, separate dining room with rear bay window, and a well-appointed kitchen. To the first floor there are three bedrooms, and a family bathroom

Externally, the property enjoys a rear garden with access to a lower-level storage room. Additional features include gas central heating and uPVC double glazing, offering comfort and efficiency throughout.

A fantastic opportunity to purchase a well-presented home in a sought-after village setting, early viewing is highly recommended.



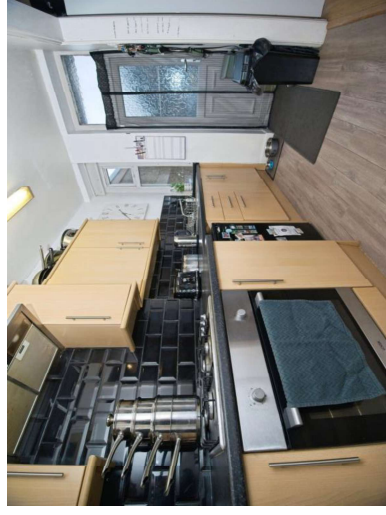
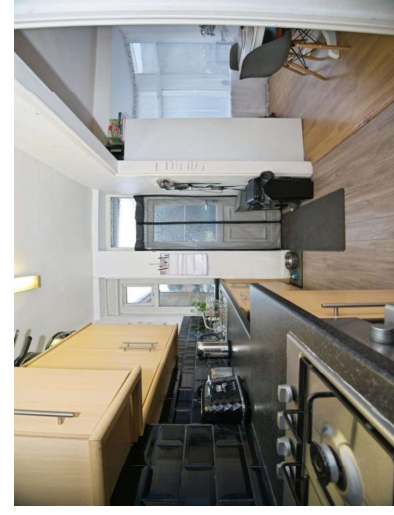
Accommodation

Entrance Porch

Reception Room - 11' 3" x 11' 2" (3.43m x 3.40m)

Kitchen - 11' 1" x 7' 10" (3.38m x 2.39m)

Reception Room - 11' 7" x 9' 11" max into bay (3.53m x 3.02m max into bay)



First Floor

Landing

Bedroom One - 17' 1" x 11' 11" max into bay (5.21m x 3.63m max into bay)

Bedroom Two - 11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom Three - 9' max x 8' 3" max (2.74m max x 2.51m max)

Bathroom