



Dunraven Place

Ogmore Vale, Bridgend, CF32 7ET

Asking Price £170,000



This three-bedroom semi-detached house is offered for sale in Ogmore Vale, Bridgend, and is well suited to first-time buyers. The property provides two reception rooms, one kitchen and one bathroom, together with a garden offering useful outdoor space.

Ogmore Vale benefits from a range of local amenities including convenience stores, takeaways and small independent shops, while a broader selection of facilities, supermarkets and services can be found in Bridgend town centre, approximately a 20–25 minute drive away. The property is situated within reach of nearby schools in the Ogmore Valley and wider Bridgend area, making it practical for households requiring access to primary and secondary education.

The surrounding valley provides attractive green spaces, walking routes and cycling routes, with access to the Ogmore Valley cycle trail and riverside paths offering opportunities for recreation and commuting by bike.

Public transport is available via local bus services connecting Ogmore Vale with Bridgend, Maesteg and neighbouring communities. The nearest mainline rail stations are in Bridgend and Maesteg, both accessible by car or bus, providing routes to Cardiff in around 20–30 minutes from Bridgend, and further connections across South Wales and to London. Council Tax is currently band B.



Hallway

with laminate flooring, skimmed walls and ceiling with spot lighting, composite front door with side panel, radiator, stairs to first floor, doors to:

Lounge 13'2" x 11'8" (4.01m x 3.56m)

with carpets, skimmed walls and ceiling with central light fitting, radiator, window to rear, under stair storage.

Dining 12'8" x 9'10" (3.86m x 3.00m)

with laminate flooring, skimmed walls and ceiling with spot lighting, radiator, bay window to front.

Kitchen breakfast room 13'4" x 11'0" (4.06m x 3.35m)

with tiled flooring, skimmed walls and ceilings with spot lighting, radiator. Selection of base and wall units in grey gloss with quartz worktops, integral appliances to include grill oven, with induction hob and hood, fridge freezer, separate island with breakfast bar one side, window and door to rear, additional door to front side.

Landing

with carpets, skimmed walls and ceiling with spot lighting, wood banister glass inserts, attic access, window to side, doors to:

Bedroom 1 14'00" x 9'5" (4.27m x 2.87m)

with carpets, skimmed walls and ceiling with central lighting, window to front, radiator.

Bedroom 2 12'11" x 9'7" (3.94m x 2.92m)

with carpets, skimmed walls and ceiling with central lighting, window to rear, radiator.

Bedroom 3 11'8" x 6'4" (3.56m x 1.93m)

with carpets, skimmed walls and ceiling with central lighting, window to front, radiator.

Bathroom 10'2" x 7'5" (3.10m x 2.26m)

Tiled flooring, tiled / skimmed walls and ceilings with spot lighting, chrome towel radiator, wc, wash hand basin, free standing bath and separate shower cubicle with glass screens and thermostatic shower, window to rear.

Gardens

Front enclosed garden with patio front, stone wall with railings and gate.

Rear garden with steps up to patio area off the rear of the property, two further steps to a flat area with artificial grass and additional seating area, to the rear there is further steps to a hardstand suitable for offroad parking with rear lane access.

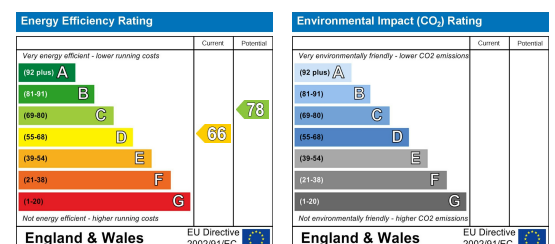
Area Map



Floor Plans



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.

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