



13, Tynewydd Row
Bridgend, CF32 7EH

Watts
& Morgan

13 Tynewydd Row

Ogmore Vale, Bridgend CF32 7EH

£79,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A two bedroom mid-terraced property situated in Ogmore Vale. Being sold with no onward chain. Ideal investment property. Comprises of entrance hall, lounge, kitchen/dining room. First floor landing, two bedrooms and a bathroom. Externally offering on-road parking to the front, enclosed patio with rear access. Chain Free.

Directions

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a uPVC front door into the entrance hallway and staircase leads to the first floor. An archway leads into the living room with a window to the front and leading into the kitchen/breakfast room. The kitchen/breakfast room has been fitted with coordinating wall and base units with work surfaces over, stainless steel sink and drainer, window to the rear and a partly glazed door out to the rear patio. The kitchen houses the 'Vaillant' gas boiler and has space for a dining table.

The first floor has a built-in airing cupboard. Bedroom one is a double bedroom with windows to the front. Bedroom two is a single bedroom with a windows to the front. The bathroom is fitted with a bathtub with over head shower, WC and wash-hand basin with tiling to the walls and window to the rear.

GARDENS AND GROUNDS

Approached off Tynwydd Row No. 13 has on-road parking to the front. To the rear is an enclosed patio area with steps providing access for rear access.

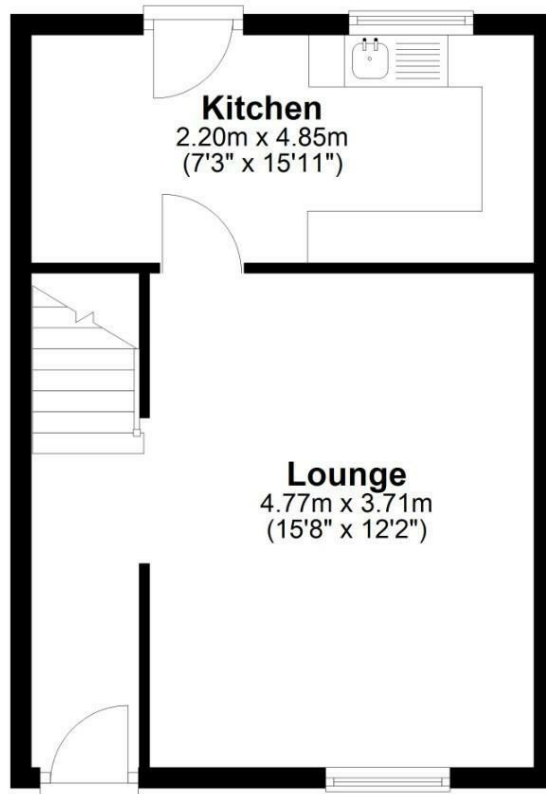
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC rating "D". Council tax band "A".



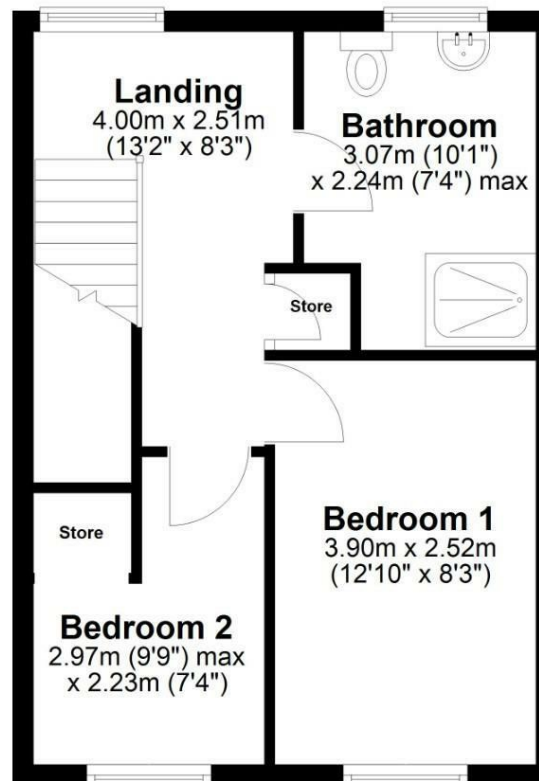
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Total area: approx. 67.6 sq. metres (727.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

