

# HUNTERS®

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## Bryn Road

Ogmore Vale, Bridgend, CF32 7DP

Asking Price £150,000



Council Tax: C



# Ty Melyn Bryn Road

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### General

Ogmore Vale is a picturesque village situated in the heart of Bridgend, Wales. Offering a tranquil and idyllic setting, it is the perfect location for those seeking a peaceful and close-knit community to call home.

One of the main benefits of living in Ogmore Vale is its excellent transport links. The village is well-connected to surrounding areas through regular bus services and easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. The nearby Bridgend train station also provides convenient rail connections to Cardiff, Swansea, and beyond.

Local amenities in Ogmore Vale cater to residents' everyday needs, with a range of shops, cafes, and supermarkets within easy reach. The village also boasts a community center, leisure facilities, and a library, providing plenty of opportunities for residents to socialize and stay active.

Nature enthusiasts will appreciate the beauty spots surrounding Ogmore Vale, including the stunning Ogmore Valley Trail and the nearby Ogmore River. With breathtaking views of the Welsh countryside, residents can enjoy peaceful walks, picnics, and outdoor activities in the area.

For families with children, there are several schools in and around Ogmore Vale, providing a range of educational options for students of all ages. The village is also within close proximity to Bridgend College, offering further education opportunities for young adults.

### Hallway

Hall with carpets, skinned walls and ceilings, front door with glazed panels, doors to :

### Cloakroom

Tiled flooring, skinned walls and ceilings, spot light fitting, window to front, wc and sink, radiator, wall mounted boiler, plumbing for washing machine.

### Lounge

18'5" x 11'1" (at widest) (5.61m x 3.38m (at widest))  
Laminate, skinned walls & ceilings, window to front and open arch to dining, radiator, central light fitting, stairs to first floor with under stair storage.

### Kitchen Dining

18'5" x 8'0" (5.61m x 2.44m )  
Carpets, skinned walls and ceilings, central lights, oak shaker style fitted kitchen units and bases with granite effect worktops, integral gas hob, electric oven and hood, window and French doors to rear.

### Landing

Carpeted stairs and landing, skinned walls and ceilings, central light fitting, wood staircase with spindles, window to side, panel doors to:

### Bedroom 1

12'7" x 9'5" (at widest) (3.84m x 2.87m (at widest))  
Found at rear with carpets, skinned walls and ceilings, window to rear views, radiator, central light fitting.

### Bedroom 2

9'9" x 8'5" (2.97m x 2.57m )  
Found at front with carpets, skinned walls and ceilings, window to front views, radiator, central light fitting.

### Bedroom 3

8'0" x 9'9" (at widest) (2.44m x 2.97m (at widest))  
Found at front with carpets, skimmed walls and ceilings, window to front views, radiator, central light fitting.

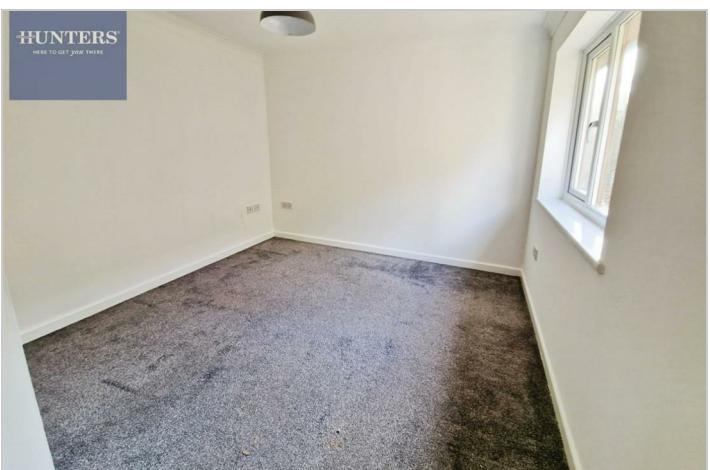
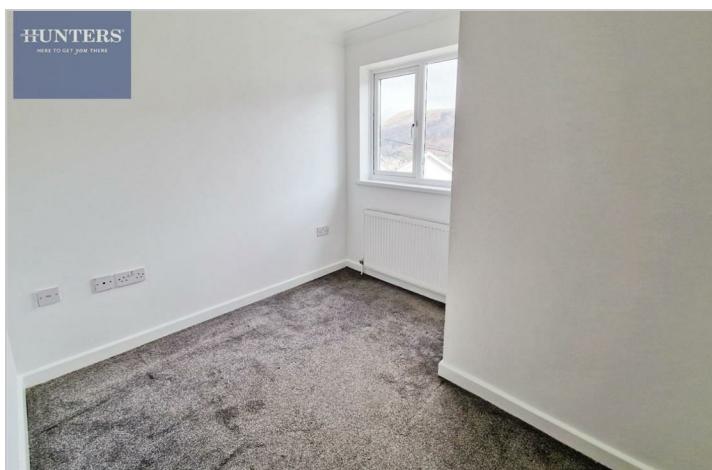
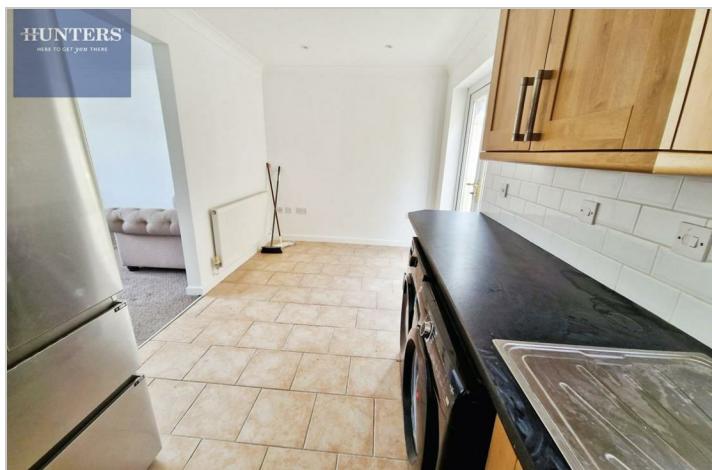
### Bathroom

8'1" x 5'5" (2.46m x 1.65m )  
With tile effect flooring and skimmed / tiled walls and ceilings with spot lighting, wc, sink, bath with glass screen and thermostatic shower, window to rear, towel radiator.

### Garden

Garden is mostly at the front with a terraced decked area with great views across the valley, path to side and rear.

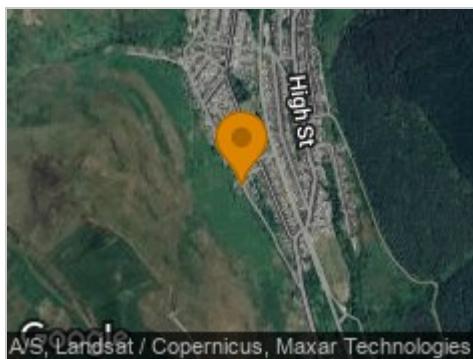
The property is elevated from the pavement level and accessed via steps to front of property, there are two allocated spaces at pavement level.



## Road Map



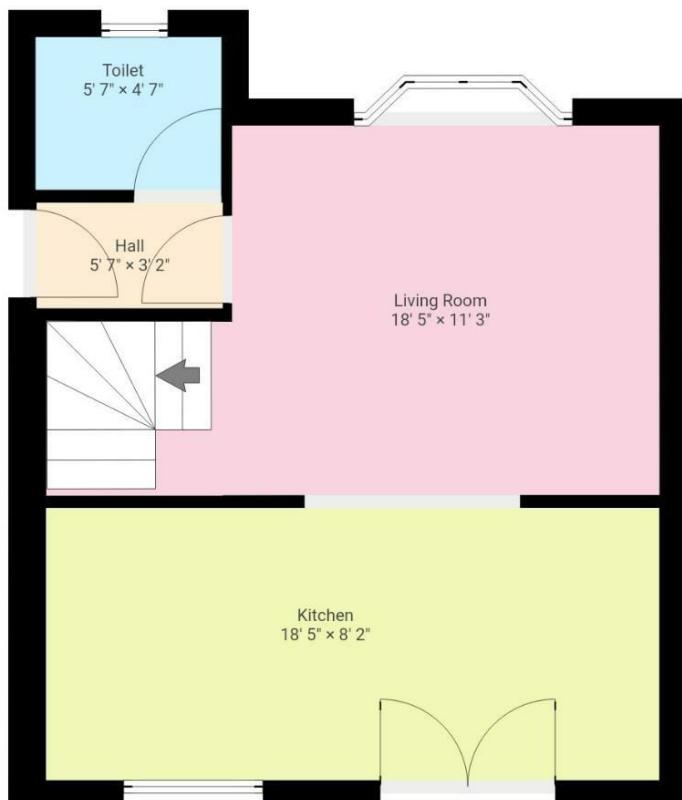
## Hybrid Map



## Terrain Map



## Floor Plan

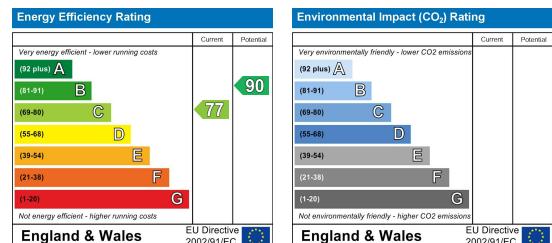


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 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.