HUNTERS®

HERE TO GET *you* THERE



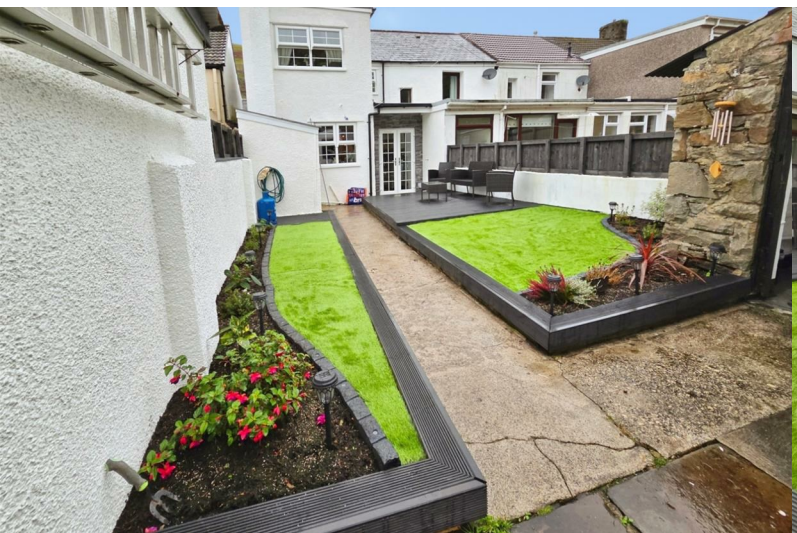
Bridge Street

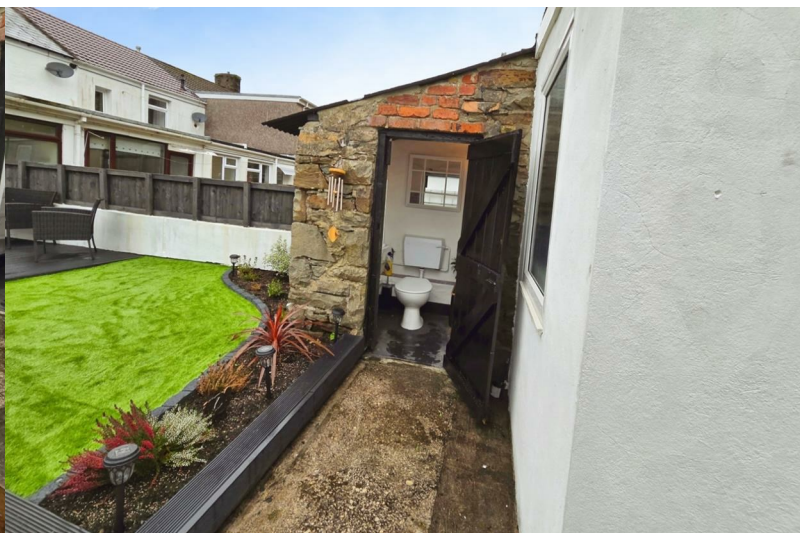
Ogmore Vale, Bridgend, CF32 7AL

Offers In The Region Of £195,000

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Council Tax: A





12 Bridge Street

Ogmore Vale, Bridgend, CF32 7AL

Offers In The Region Of £195,000





Hallway
with laminate flooring, skimmed / wood panel walls and skimmed ceiling with central lighting, radiator, stairs to first floor and door to:

Lounge
19'2" x 11'2" (5.84m x 3.40m)
with laminate flooring, skimmed walls and ceilings with central and side lighting, window to front, radiator, wood fire surround with brick insert and wood burning stove, under stair cupboard.

Kitchen Dining
15'1" x13'0" (4.60m x3.96m)
with laminate flooring, skimmed walls and ceilings with spot lighting, French doors and window to rear, upright radiator. Selection of base and wall units in a farmhouse style sage green with oak worktops, porcelain sink and drainer, double oven with extractor hood.

Landing
with carpets, skimmed / wood panel walls and skimmed ceiling with central lighting, wood bannister, attic access and doors to:

Bedroom 1
11'9" x 9'2" (3.58m x 2.79m)
with carpets, skimmed / wood panel walls and skimmed ceiling with central lighting, radiator, window to front.

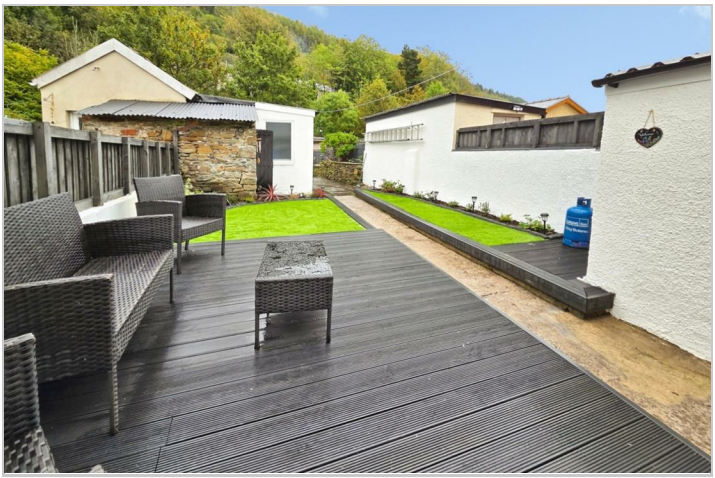
Bedroom 2
11'10" x 8'9" (3.61m x 2.67m)
with carpets, skimmed / wood panel walls and skimmed ceiling with central lighting, radiator, window to rear.

Bedroom 3
8'0" x 5'9" (2.44m x 1.75m)
with carpets, skimmed walls and ceiling with central lighting, radiator, window to front.

Bathroom
9'4" x 7'4" (2.84m x 2.24m)
with tile effect flooring, skimmed / tiled walls with skimmed ceilings with spot lighting, 3 piece suite with sink built into vanity unit, free standing bath and wc, separate shower cubicle with glass screen and thermostatic water fall shower.

Gardens
Enclosed front garden with gated access, artificial grass to front and concrete path to door.

Large enclosed rear garden with decking against rear of property leading to artificial grass area with decorative borders, concrete path leading to rear where there is additional lawn and a rear patio seating area overlooking the river. Two outbuildings, one currently used as a utility with power, lighting and plumbing for washing machine, additional building used as a shed with a side toilet.

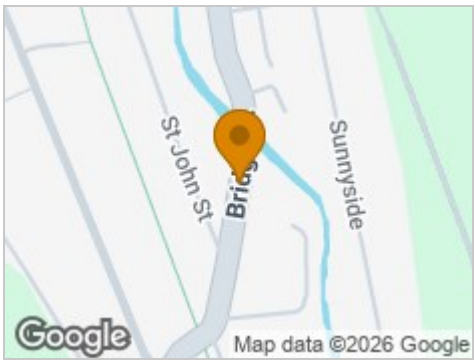








Road Map



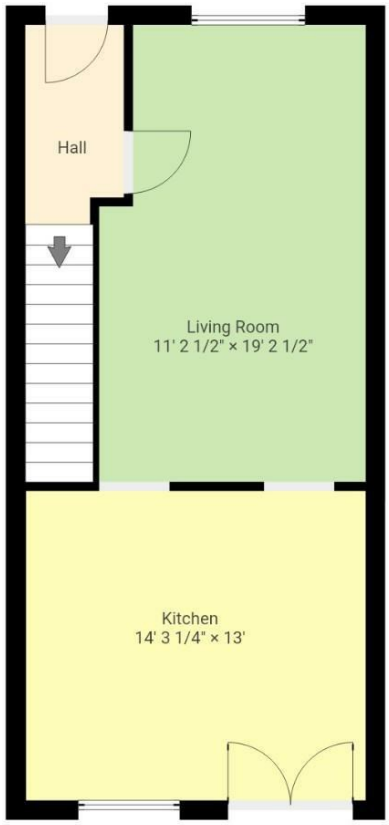
Hybrid Map



Terrain Map



Floor Plan

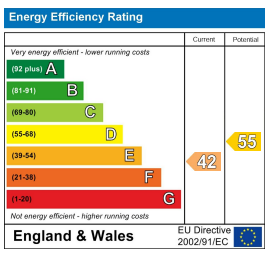


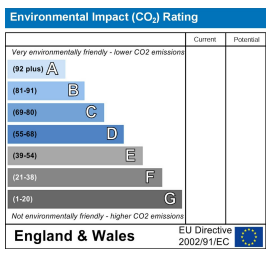
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Viewing

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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG
Tel: 01656 856118 Email: bridgend@hunters.com https://www.hunters.com