



Park Avenue

£175,000

- Rear Access With Garage
- Beautiful Views To Front Of Property
- Perfect Family Home
- Council Tax Band B
- Viewing Highly recommended
- EPC Rating: D



3 1 2



About the property

A spacious bay-fronted three-bedroom semi-detached property with Garage to the rear, located in a popular area of Ogmores Vale, offering well-proportioned accommodation throughout. The house benefits from being opposite the park, tennis courts and cycle track, amongst other local amenities.





Accommodation

Entrance Hall

10' 11" x 5' 11" (3.33m x 1.80m)

Lounge

13' 9" max into bay x 12' 3" (4.19m max into bay x 3.73m)

Dining Room

11' 11" x 10' 2" max (3.63m x 3.10m max)

Kitchen

10' 5" max x 9' 7" max (3.17m max x 2.92m max)

Shower Room

First Floor

Landing

Bedroom One

13' 9" x 10' 6" max (4.19m x 3.20m max)

Bedroom Two

9' 11" x 10' 4" max (3.02m x 3.15m max)

Bedroom Three

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 86.6 m² (932 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), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let