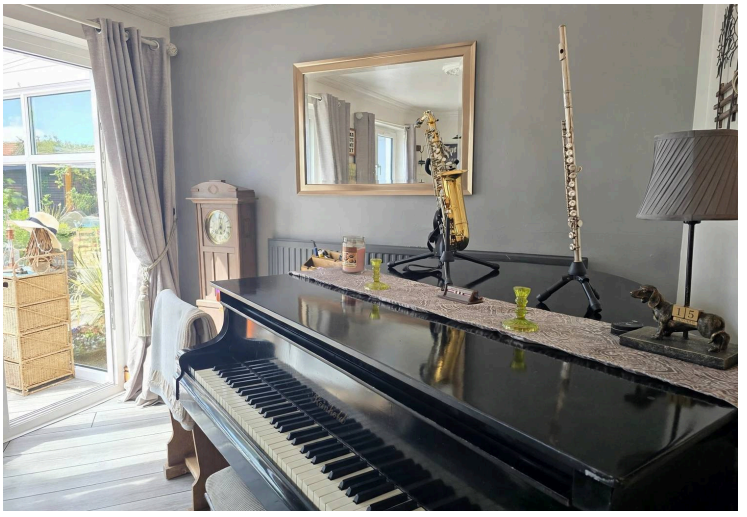






41 High Street, Ogmore Vale

£169,950 Freehold

Charming 2-bed mid-terrace with log burner, loft room, conservatory, low-maintenance garden, and no chain. Close to amenities, schools, and transport. Ideal for first-time buyers.

Council Tax band: B

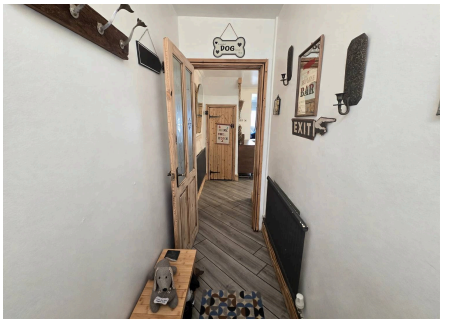
Tenure: Freehold

EPC Energy Efficiency Rating: E

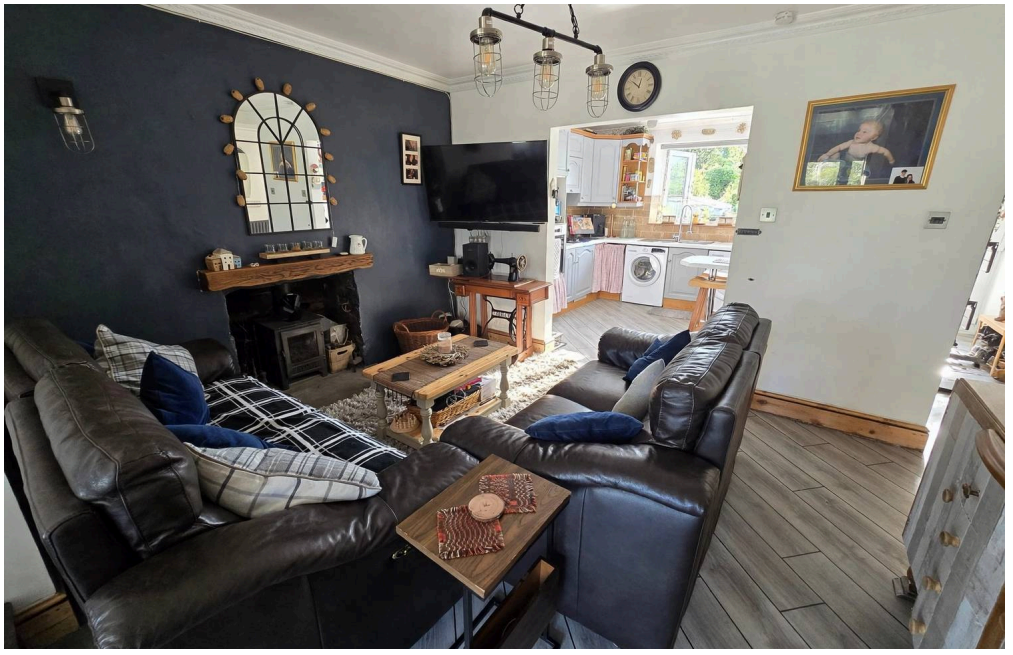
EPC Environmental Impact Rating: F

DanielMatthew
ESTATE AGENTS

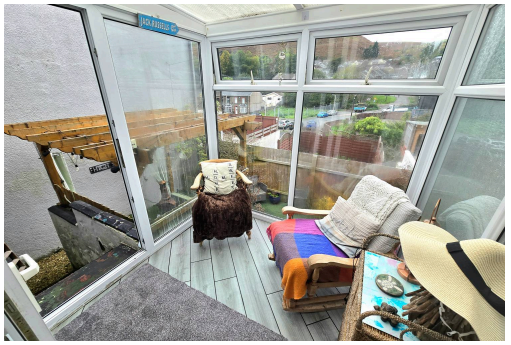
Charming 2-bed mid-terrace with log burner, loft room, conservatory, low-maintenance garden, and no chain. Close to amenities, schools, and transport. Ideal for first-time buyers.







- Mid Terrace Property
- Ideal Purchase For First Time Buyers
- BEING SOLD WITH NO ONGOING CHAIN
- Cosy Lounge With Log Burner, Open Plan Into A Second Reception Room
- Kitchen With Ample Storage
- Conservatory Giving Access To Courtyard Garden
- First Floor, Two Bedrooms & Family Bathroom
- Loft Room
- Triple Glazed Windows To Front Aspect, Double Glazed Windows To Rear







Entrance Hallway
Enter via Composite obscured door into hallway, plastered ceiling, plastered walls, LVT flooring, radiator, electric consumer unit, door leading into;-

Lounge
15' 10" x 10' 10" (4.82m x 3.30m)
Open Plan Living Space, plastered ceiling with coving, plastered walls, LVT flooring, staircase leading to first floor, under stairs storage, Log burner, radiator. Opening into kitchen and second reception room.

Kitchen
12' 0" x 10' 2" (3.66m x 3.09m)
UPVC Triple glazed window to front aspect, plastered ceiling with spot lights and coving, plastered walls, tiled splash back, LVT Flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob and extractor hood, radiator, space for fridge/freezer and tumble dryer, plumbing for washing machine.

Reception Room Two
16' 7" x 9' 7" (5.05m x 2.91m)
Open Plan from Lounge, creating an ideal versatile room, UPVC double glazed window to rear aspect, UPVC double glazed sliding doors to conservatory, plastered ceiling with coving, plastered walls, LVT flooring, two radiators.

Conservatory
7' 1" x 6' 9" (2.15m x 2.05m)
LVT Flooring, UPVC double glazed door leading to rear garden.

Landing
Plastered ceiling, plastered walls, fitted carpet, doors leading into all first floor rooms, staircase leading into third bedroom.

Family Bathroom
10' 2" x 4' 6" (3.09m x 1.36m)
UPVC double glazed obscured window to rear aspect, plastered ceiling with coving, plastered walls, tiled splashback, original wooden flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower, radiator.

Bedroom One
21' 4" x 8' 0" (6.51m x 2.44m)
UPVC double glazed window to rear aspect, UPVC Triple glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, built in fitted wardrobes, storage cupboard housing boiler, radiator.

Bedroom Two
7' 7" x 6' 9" (2.30m x 2.05m)
UPVC Triple glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Loft Room
16' 2" x 11' 3" (4.93m x 3.43m)
Two Velux windows to rear aspect, plastered ceiling with beams, plastered walls, fitted carpet, storage within the eaves. No building regulations in place.

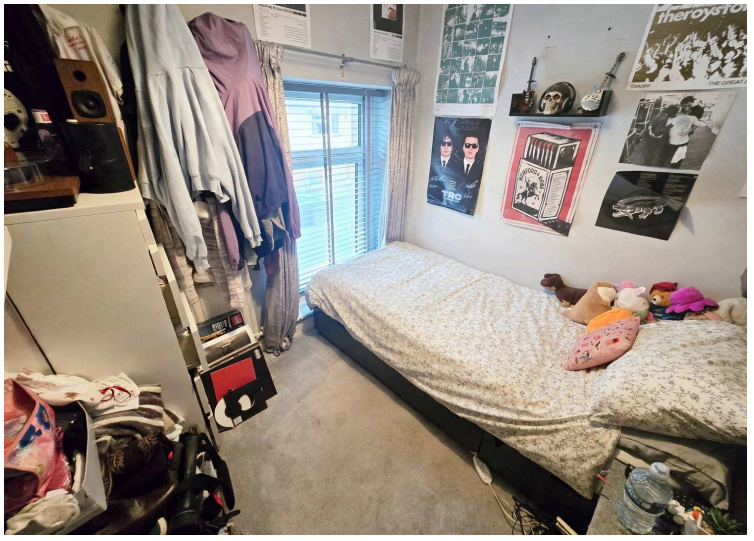


GARDEN

Rear garden is accessed from the conservatory, steps leading down into courtyard garden with beautiful views, low maintenance, fenced boundaries, artificial lawn.


HOT BATH

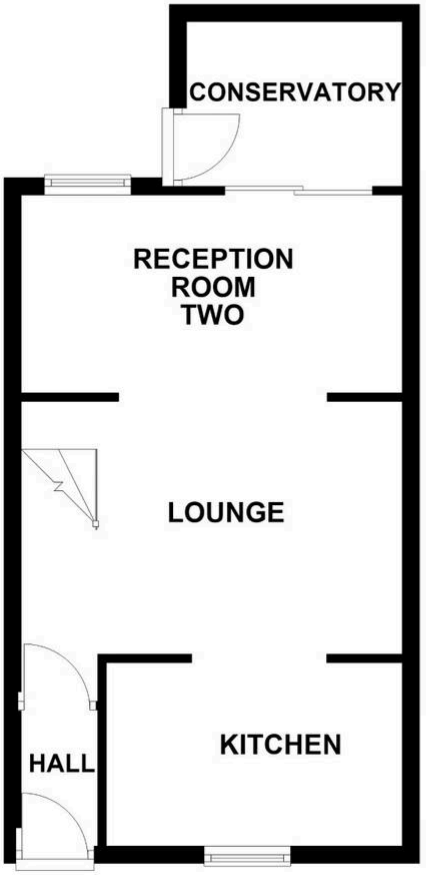




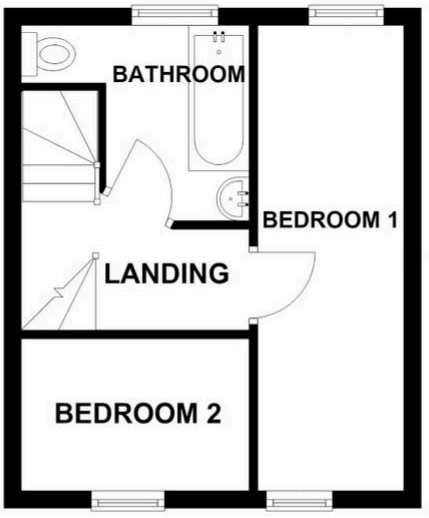

MY ONLY
Sunshine
YOU MAKE ME
HAPPY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

