



1 Ogmores Terrace, Bridgend

£154,950 Freehold

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DanielMatthew
ESTATE AGENTS



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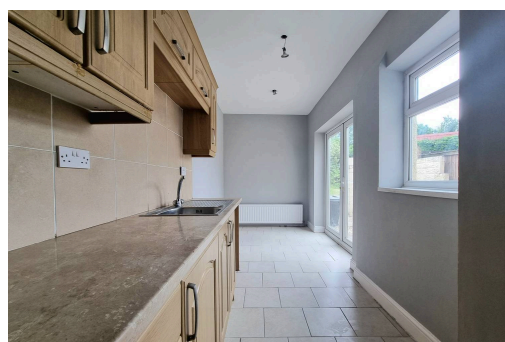


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:
E





Hallway

The property is entered via a UPVC and obscure glazed panel door into an entrance hallway, benefitting from newly fitted carpet flooring continuing up the fixed staircase and doorways giving access to a useful storage room, understairs storage area, the lounge/diner and kitchen/breakfast room.

Lounge/diner

22' 10" x 11' 5" (6.96m x 3.47m)

The spacious open plan lounge/diner has a continuation of the same newly fitted carpet flooring as the hallway, features UPVC double glazed windows to both the front and rear aspect and offers a focal feature gas fire with wooden surround to one wall.

Kitchen/Breakfast room

24' 10" x 7' 3" (7.58m x 2.20m)

The kitchen has been fitted with a matching range of wooden base and wall mounted units, with a light laminated worksurface over. It offers space for fridge/freezer, space for washing machine, includes an integrated electric oven with four burner electric hob and features tiled flooring throughout. To the rear, the room widens to accommodate a good sized breakfast area, with UPVC double glazed patio doors to the side, flanked by a UPVC window, giving light, access and views onto the courtyard garden.



Landing

The first floor landing benefits from a continuation of the same newly fitted carpet flooring as the hallway and stairs. The landing gives access to all three bedrooms and shared bathroom.

Bedroom One

12' 9" x 11' 3" (3.89m x 3.44m)

The spacious double bedroom is situated to the rear of the property, with a UPVC double glazed window to the rear. The room benefits from a useful airing storage cupboard housing the gas combination boiler and a continuation of the newly fitted carpet flooring.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

The second double bedroom is located to the front of the property featuring a UPVC double glazed window to the front and a continuation of the newly fitted carpet flooring.

Bedroom Three

7' 1" x 6' 8" (2.15m x 2.04m)

Bedroom Three is a well proportioned single bedroom offering a UPVC double glazed window to the front and a continuation of the fitted carpet flooring.

Bathroom

7' 6" x 5' 5" (2.28m x 1.66m)

The shared bathroom features full tiling to three walls, with half tiling to one wall and tiled flooring. There is a UPVC obscure glazed window to the rear, a wall mounted chrome heated towel rail and is fitted with a white three piece comprising; pedestal wash hand basin, panel bath with over bath mains shower fitted and a low level WC.

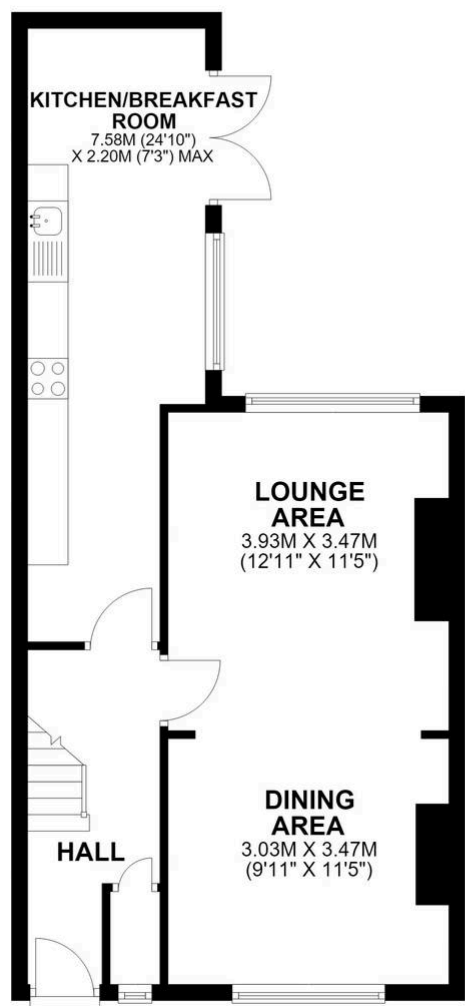
Rear Garden

The fully enclosed rear courtyard garden is mainly laid to paved patio, with a useful sheltered storage area to the rear of the extension. On the rear boundary wall, a tall wooden pedestrian gate gives access to residential shared parking area.

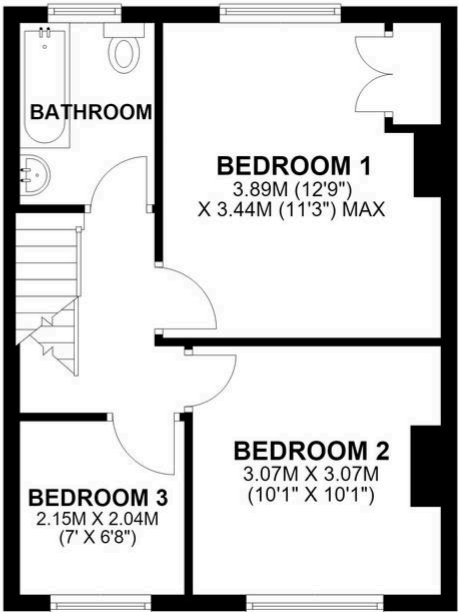




GROUND FLOOR



FIRST FLOOR



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