



## Vale View Villas, offers over £150,000

- Semi Detached Three Bedroom Home
- Rear garden with sun terrace
- Potential For Off Street Parking
- Council Tax Band B
- Modern Throughout
- EPC Rating: D



 3  1  2



## About the property

This beautifully maintained three-bedroom semi-detached property is ideally situated in the heart of Ogmores Vale, offering easy access to local shops, schools, bus links, the Celtic Trail Cycle Route, and picturesque hill-walking paths.

Perfect for buyers seeking a well-presented home in a convenient and scenic village location.

Boasting stunning mountain views, This well-presented home features separate lounge and dining rooms, providing excellent living and entertaining space. The dining room benefits from a charming bay window to the rear, filling the room with natural light and enhancing the sense of space.

Accommodation includes; Entrance porch, welcoming lounge, separate dining room with rear bay window, and a well-appointed kitchen. To the first floor there are three bedrooms, and a family bathroom

Externally, the property enjoys a rear garden with access to a lower-level storage room. Additional features include gas central heating and uPVC double glazing, offering comfort and efficiency throughout.

A fantastic opportunity to purchase a well-presented home in a sought-after village setting, early viewing is highly recommended.





## Accommodation

### Entrance Porch

**Reception Room** - 11' 3" x 11' 2" ( 3.43m x 3.40m )

**Kitchen** - 11' 1" x 7' 10" ( 3.38m x 2.39m )

**Reception Room** - 11' 7" x 9' 11" max into bay ( 3.53m x 3.02m max into bay )

### First Floor

#### Landing

**Bedroom One** - 17' 1" x 11' 11" max into bay ( 5.21m x 3.63m max into bay )

**Bedroom Two** - 11' 1" x 8' 6" ( 3.38m x 2.59m )

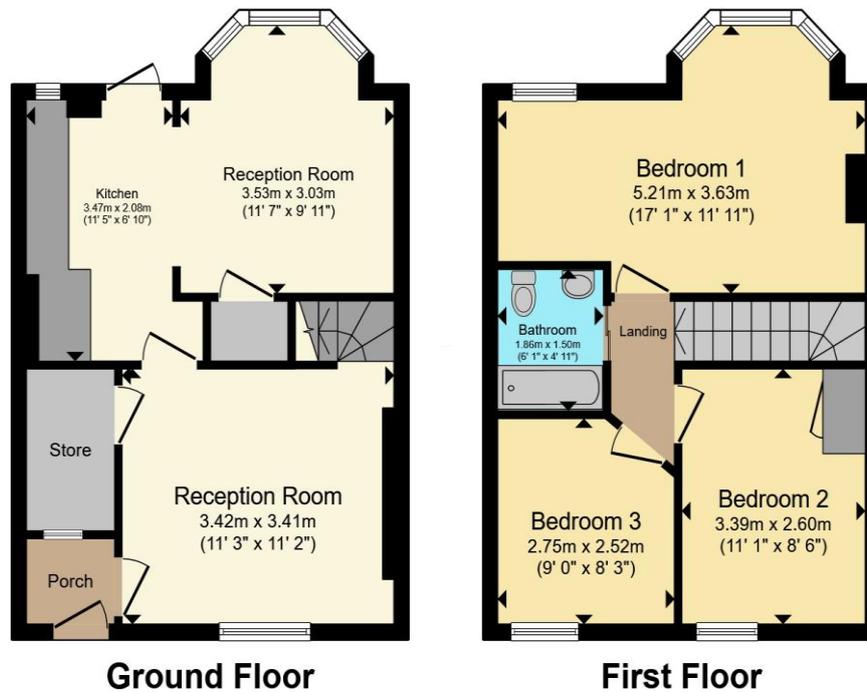
**Bedroom Three** - 9' max x 8' 3" max ( 2.74m max x 2.51m max )

#### Bathroom

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## Floorplan



Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

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