



76 Adare Street, Ogmores Vale

£119,500 Freehold

Mid Terrace Elevated Property • Three Bedrooms • Extensive Views From The Front Aspect • Spacious Lounge • Modern Kitchen & Downstairs Bathroom • NO ONGOING CHAIN • a Short Distance To M4 at Junction 36 • UPVC Double Glazing & Gas Central Heating • Ideal Purchase For First Time Buyers/Investors

DanielMatthew
ESTATE AGENTS



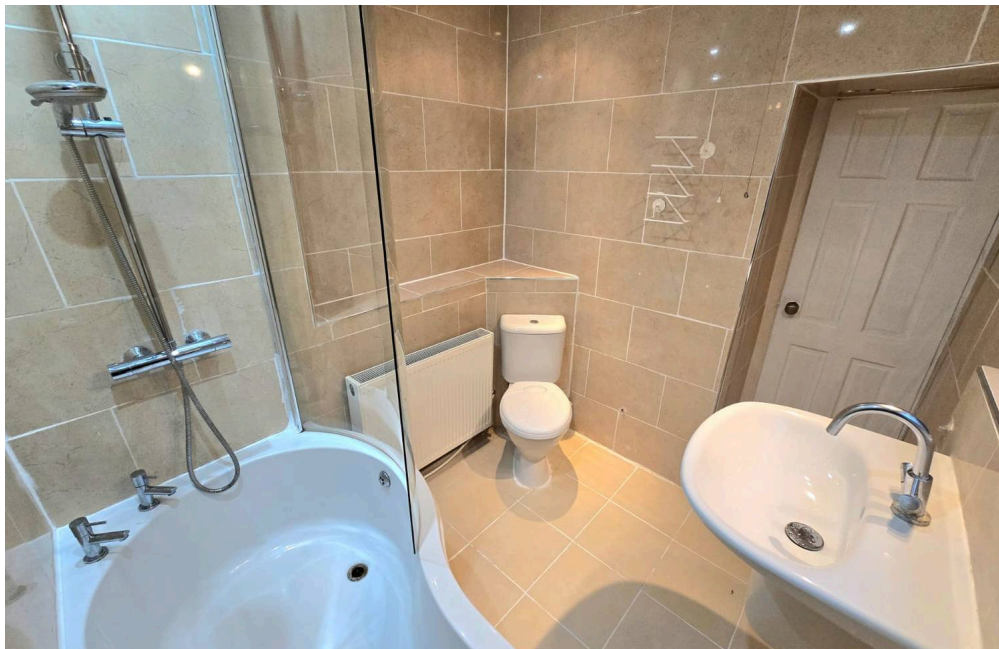
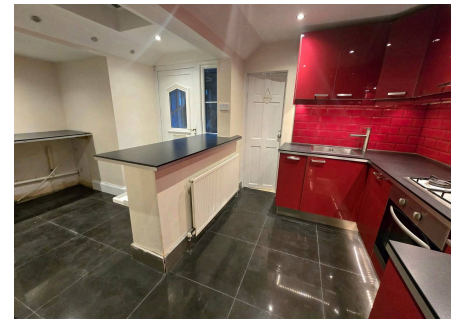
No chain. Three bedroom mid-terrace with modern kitchen, family bathroom, UPVC double glazing, gas central heating, countryside views. Ideal for first time buyers or investors.

Council Tax band: A

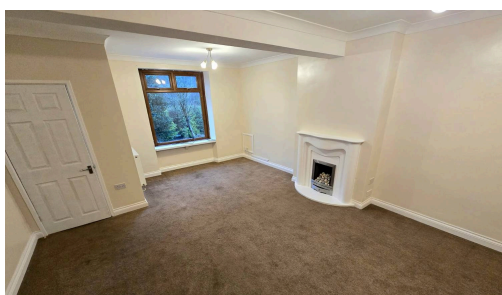
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- › Three Bedrooms
- › Extensive Views From The Front Aspect
- › Spacious Lounge
- › Modern Kitchen & Downstairs Bathroom
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- › a Short Distance To M4 at Junction 36
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- › Ideal Purchase For First Time Buyers/Investors





Hallway

4' 11" x 4' 4" (1.51m x 1.32m)

Enter via UPVC double glazed obscured door leading into hallway, plastered ceiling, plastered walls, fitted carpet, radiator, electric consumer unit, door leading into Lounge.

Lounge

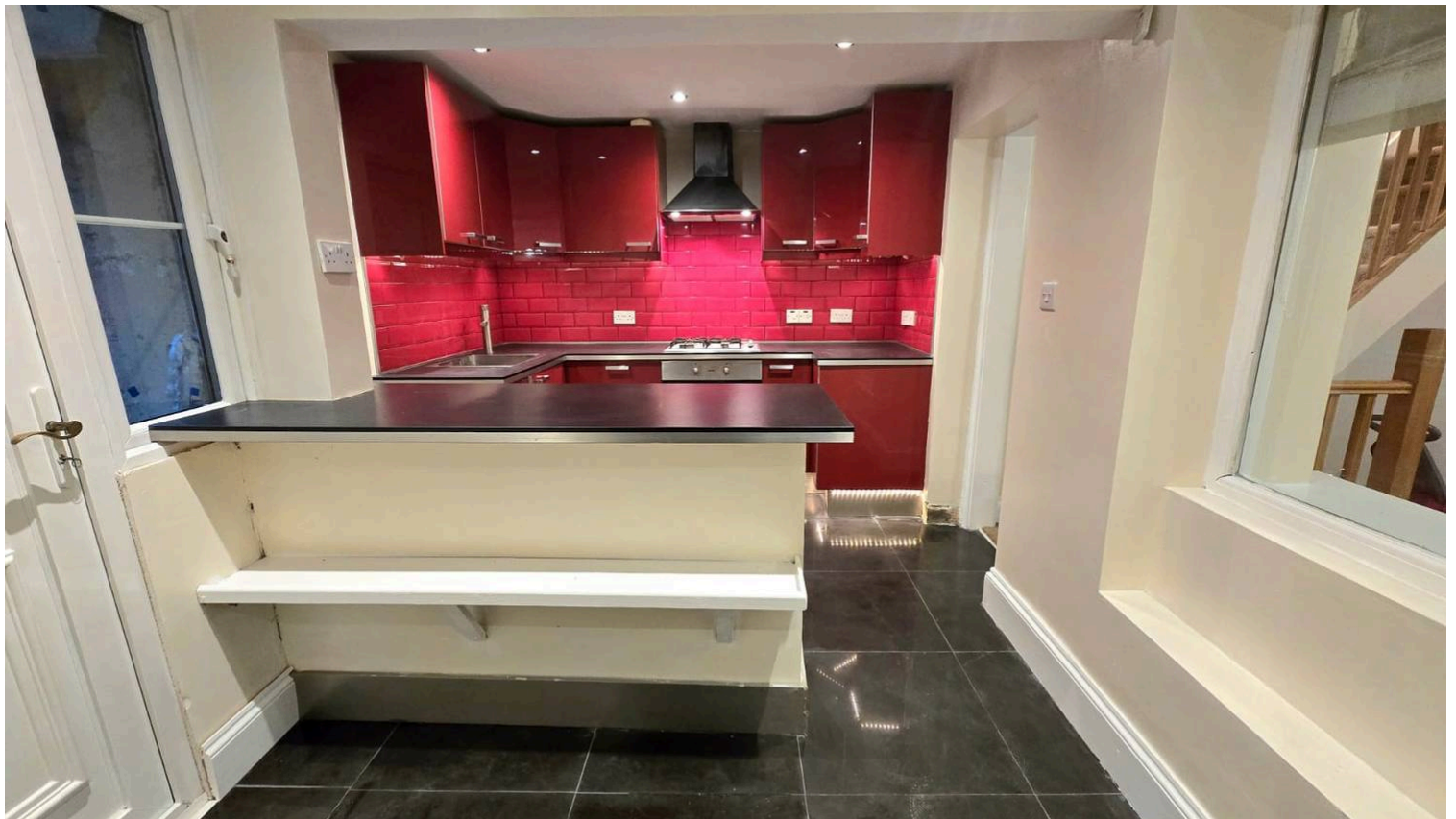
20' 11" x 14' 10" (6.37m x 4.51m)

UPVC double glazed window to front aspect overlooking breath taking mountain views, plastered ceiling with coving, plastered walls, fitted carpet, radiator, fireplace and surround for feature only, stairs leading to first floor, steps leading up to Kitchen.

Kitchen

16' 1" x 8' 9" (4.91m x 2.66m)

UPVC double glazed door leading to rear garden with side glass panel, plastered ceiling with spot lights, plastered walls, tiled flooring, a range of matching red hi-gloss wall and base units with complimentary work surfaces stainless steel sink with tap, electric oven with four ring gas hob and extractor fan, radiator, breakfast bar, another area with plumbing for washing machine/dishwasher/fridge/freezer. door leading into downstairs bathroom.





Downstairs Bathroom

7' 1" x 6' 10" (2.16m x 2.08m)

UPVC double glazed obscured window to side aspect, panelled ceiling with spot lights, extractor fan, tiled walls, tiled flooring, radiator, three piece suite comprising low level WC, floating wash hand basin and panelled bath with mixer tap and mains overhead shower.

Landing

Plastered ceiling with coving, loft access, plastered walls, fitted carpet, doors leading into three bedrooms.

Bedroom One

11' 9" x 8' 6" (3.59m x 2.58m)

UPVC double glazed window to rear aspect, window opens fully giving access to large decking area to rear garden, plastered ceiling with coving plastered walls with one featured papered walls, fitted carpet, radiator, storage shelves above stairs, and storage cupboard housing boiler.



Bedroom Two

11' 11" x 7' 4" (3.64m x 2.24m)

UPVC double glazed window to front aspect with outstanding views, plastered ceiling with coving, plastered walls, fitted carpet, radiator.

Bedroom Three

9' 1" x 6' 11" (2.76m x 2.11m)

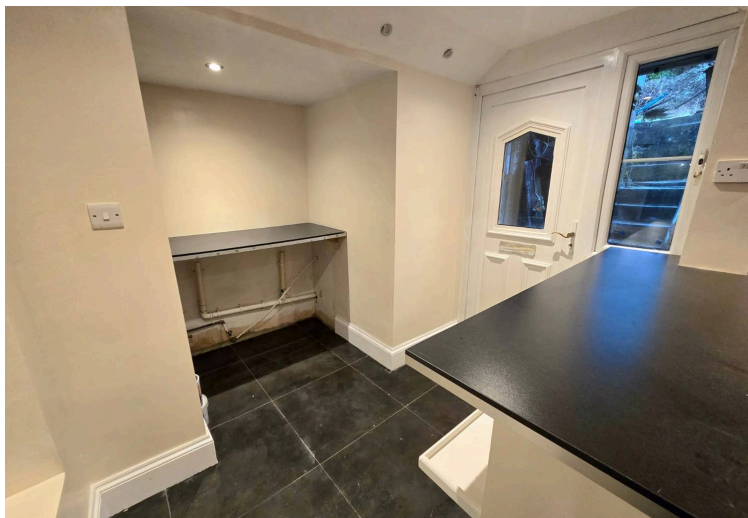
UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, fitted carpet, radiator.



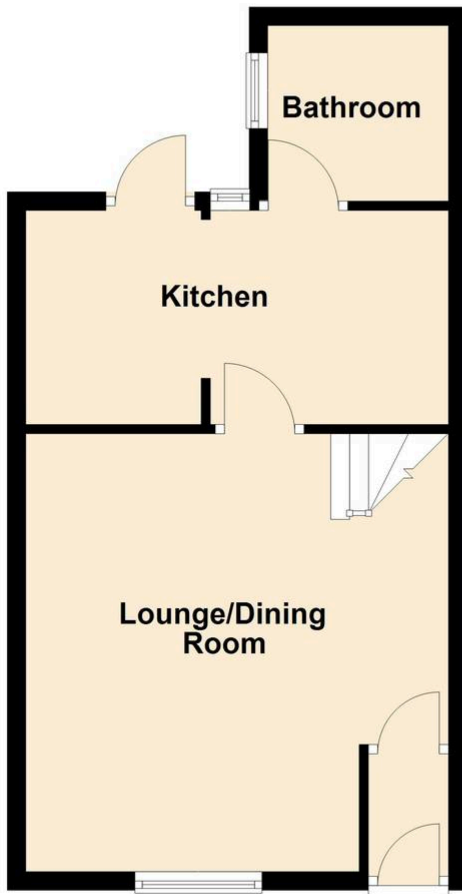
GARDEN

Tiered Garden offering concrete area to bottom with steps leading up to decking area, to the rear of the garden is laid to lawn.





Ground Floor



First Floor

