

27 Llewellyn Street
Ogmore Vale
Bridgend
CF32 7BY

£115,000



- THREE BEDROOM TERRACE
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- NO CHAIN
- STREET PARKING
- ACCESS TO THE CYCLE TRACK
- REAR GARDEN
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY

Ref: PRA10930

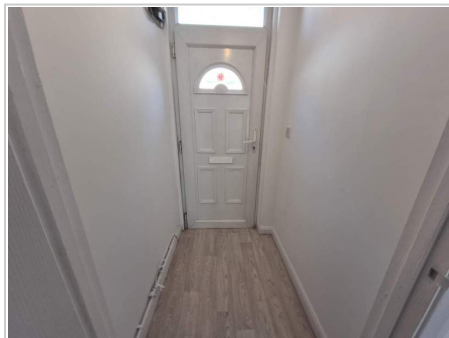
Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

**** NO ONGOING CHAIN, IDEAL FOR FIRST TIME BUYERS**** Daniel Matthew Estate Agents are pleased to offer for sale this three bedroom property located in the popular location of Ogmores Vale. Property comprises to the ground floor a kitchen and lounge/diner and downstairs bathroom. To the first floor three bedrooms.. Beautiful views and access from the garden to the cycle track. The property benefits from street parking and rear garden. Property is offered with NO ONGOING CHAIN, Viewing's are highly recommended. Call today to arrange an appointment on 01656 750764

Accommodation



Entrance

Enter via UPVC door into the hallway, plain walls, plain ceiling, and laminate flooring.



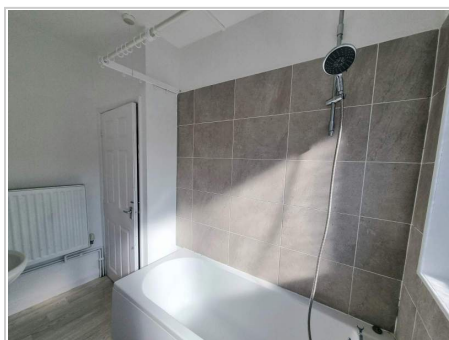
Lounge/Diner

UPVC double glazed window to front aspect, plain walls, plain ceiling, storage cupboard, laminate flooring and radiator.



Kitchen

UPVC double glazed window and door to rear aspect, range of wall and base units with complimentary worktop, stainless steel sink with mixer tap, integrated electric oven and hob with extractor over, space for a fridge/freezer and space for a washing machine, plain walls, plain ceiling, laminate flooring and radiator.



Downstairs Bathroom

UPVC obscured window to rear aspect, Three piece suite comprising panel bath, low level wc, pedestal wash hand basin tile and plain walls, radiator and laminate flooring.



Landing

Access to first floor rooms, plain walls, plain ceiling and carpet flooring.



Bedroom One

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Two

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.



Outside

Rear - Wall boundary with steps down to the bottom of the garden, decorative stones and gate leading to the cycle track.



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Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating: C69

Tenure

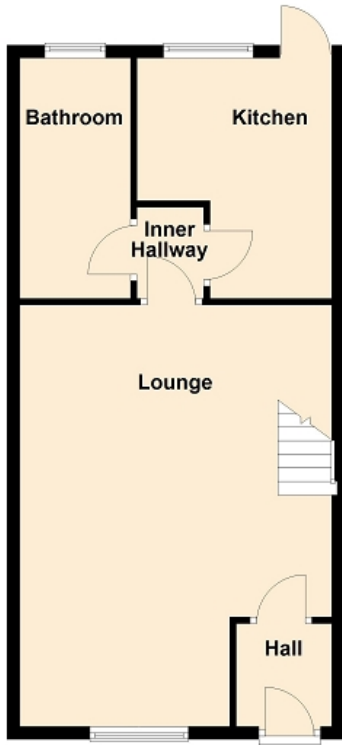
We are informed that the tenure is Freehold

Council Tax

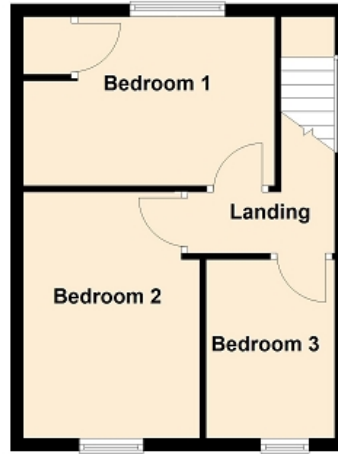
Band A



Ground Floor



First Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.