



High Street offers over £95,000

- Double fronted 2 bedroom Mid-terrace
- No Ongoing Chain
- Well presented throughout
- Council Tax Band A
- Viewing highly recommended
- EPC Rating: D



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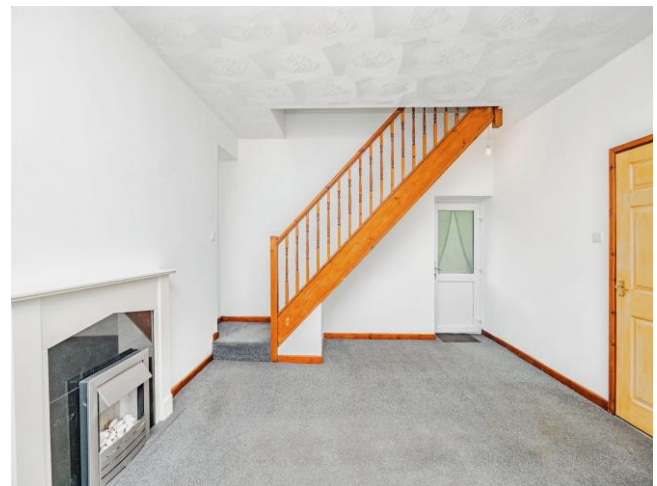
About the property

Situated in the convenient High Street location of Ogmore Vale, Bridgend, this well presented and recently renovated double-fronted two-bedroom mid-terraced property offers easy access to local shops, amenities and excellent transport links.

Offered for sale with no ongoing chain, the accommodation briefly comprises a spacious open-plan reception room, ideal for modern living, leading through to a bright and modern kitchen which provides space for further units and a small dining table.

To the first floor, the property offers two good-sized bedrooms, along with a family bathroom fitted with contemporary fixtures.

Externally, the property benefits from a generous flat rear garden, which enjoys a pleasant outlook backing onto the river, providing an attractive outdoor space for relaxation or entertaining.





Accommodation

Entrance Porch

Reception Room

14' 9" max x 12' 10" max (4.50m max x 3.91m max)

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

First Floor

Landing

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Bathroom

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

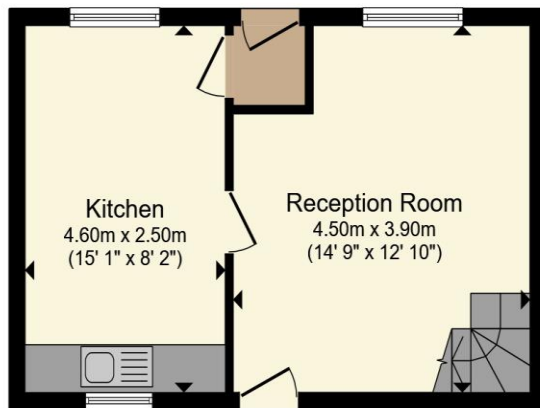
these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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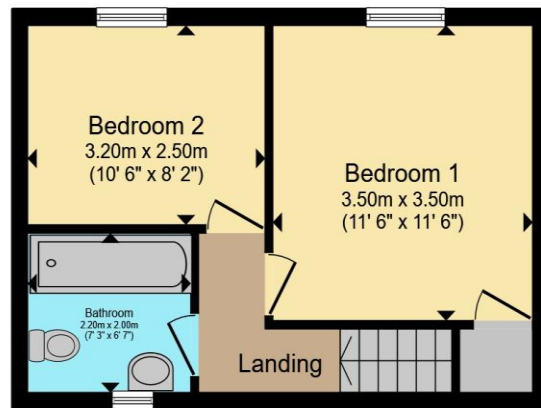
bridgend@peteralan.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 62.6 m² (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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