



Hill Street

£100,000

- 3 Bedroom Mid-terraced
- Garage to the rear
- No Ongoing chain
- Council Tax Band A
- Ideal First time buy or Buy to let
- EPC Rating: D



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About the property

Situated in the sought-after residential area of Hill Street, Ogmore Vale, Bridgend, this well-sized three-bedroom mid-terraced property presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Offered to the market with no ongoing chain, it allows for a smooth and straightforward purchase.

The ground floor features a bright and spacious open-plan lounge/diner, a separate kitchen, and a convenient ground floor family bathroom. Upstairs, the property offers three bedrooms, providing flexible living space to suit a variety of needs.

Externally, the home benefits from a level rear garden, ideal for relaxing or entertaining, along with rear lane access and a garage, offering valuable off-road parking and additional storage.

Ideally positioned close to local amenities, schools, and transport links, this property offers great potential and is well worth viewing to fully appreciate what it has to offer.



Accommodation

Reception Room

19' 5" x 14' 11" (5.92m x 4.55m)

Kitchen

14' 6" x 11' (4.42m x 3.35m)

Rear Hallway

Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

First Floor

Landing

Bedroom One

12' 10" x 9' 3" (3.91m x 2.82m)

Bedroom Two

8' 6" x 7' 7" (2.59m x 2.31m)

Bedroom Three

10' 5" x 7' (3.17m x 2.13m)

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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Floorplan



Total floor area 82.2 m² (885 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

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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