

Payton
Jewell
Caines



Crompton Way, Ogmore-by-Sea, Bridgend.
CF32 0QF

£229,950

PJC PAYTON
JEWELL
CAINES

Crompton Way, Ogmore-by-Sea, Bridgend. CF32 0QF

Two bedroom semi detached house situated on the newly developed housing estate built by Barratt Homes in 2017. The property comprises entrance hall, lounge/diner, kitchen, downstairs cloakroom, bathroom, enclosed rear garden and off road parking. Viewing recommended. **READY FOR OCCUPATION**
APPROXIMATELY OCTOBER - DECEMBER 2023.

£229,950 - Freehold

- Two bedroom semi detached house
- Lounge/diner
- Downstairs cloakroom
- Enclosed rear garden
- Off road parking
- EPC - B / Council tax -



DESCRIPTION

Introducing this two bedroom semi detached home situated on a sought after development within five minutes walk of the Glamorgan Heritage Coast at Ogmore By Sea. The property is within walking distance of Ogmore-by-Sea beach and coastal area with easy road access to Bridgend town centre with all facilities and amenities along with the M4 corridor, bus routes and train station. Viewing highly recommended. Ideal first time purchase.

ENTRANCE

Via composite front door into the entrance hall.

ENTRANCE HALL

Skimmed ceiling, emulsioned walls, radiator, laminate flooring, storage cupboard housing the combination boiler and door leading into the cloakroom.

CLOAKROOM

Skimmed ceiling, part emulsioned / part tiled walls, tiled flooring, radiator and extractor fan. Two piece suite in white comprising low level w.c. and wash hand basin set within vanity unit.

KITCHEN (8' 8" x 6' 4") or (2.64m x 1.93m)

Skimmed ceiling, emulsioned walls, vinyl flooring, PVCu double glazed window to the front of the property with vertical blinds and plinth heater. A range of wall and base units in white high gloss with complementary work surfaces and matching up stands. Single drainer sink unit with mixer tap, built in electric oven, four ring gas hob, glass splash back and concealed extractor hood. Plumbing for automatic washing machine and space for fridge/freezer.

LOUNGE/DINER (15' 3" x 12' 11") or (4.66m x 3.94m)

Skimmed ceiling with down lights, emulsioned walls, a continuation of the laminate flooring, radiator, PVCu double glazed window to the side of the property and French doors with side panels to the rear. Open plan under stairs storage area and ample space for breakfast table and chairs. Staircase with fitted carpet and spindle balustrade to the first floor.

LANDING

Skimmed ceiling, emulsioned walls, access into the attic and fitted carpet.

BATHROOM (6' 1" x 6' 1") or (1.86m x 1.85m)

Skimmed ceiling, emulsioned walls, splash back to the wash hand basin and fully tiled to the bath area, tiled flooring, extractor fan and radiator. Three piece suite in white comprising low level w.c. wash hand basin set within vanity unit in high gloss grey and panelled bath with overhead rainfall shower, hand held attachment and shower screen.

BEDROOM 1 (13' 0" x 7' 11") or (3.95m x 2.41m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and two PVCu double glazed windows to the front of the property with vertical blinds and views of the coastal area.



BEDROOM 2 (13' 0" max x 9' 10" max) or (3.95m max x 3.0m max)

Skimmed ceiling, emulsioned walls, fitted carpet, cupboard over the staircase, radiator, PVCu double glazed window to the rear of the property with vertical blinds.


OUTSIDE

The rear garden is enclosed and bound by wood panel fencing, low maintenance garden laid to stone gravel, footpath and decked steps leading to a raised decked platform area which houses the summer house to remain. Side access leading to the front of the property with canopy over the front door. Off road parking for one vehicle and outside tap to the front.

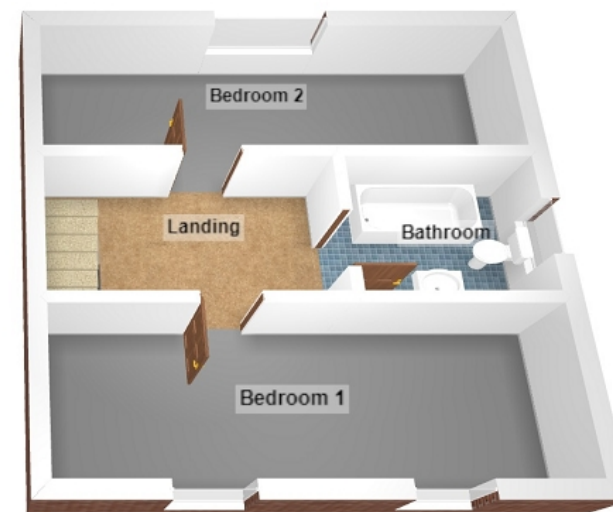
Wrought iron fencing to the front of the property with footpath leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk