

Payton  
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Gwalia Buildings Commercial Street,  
Ogmore Vale, Bridgend County. CF32 7BL

£89,950



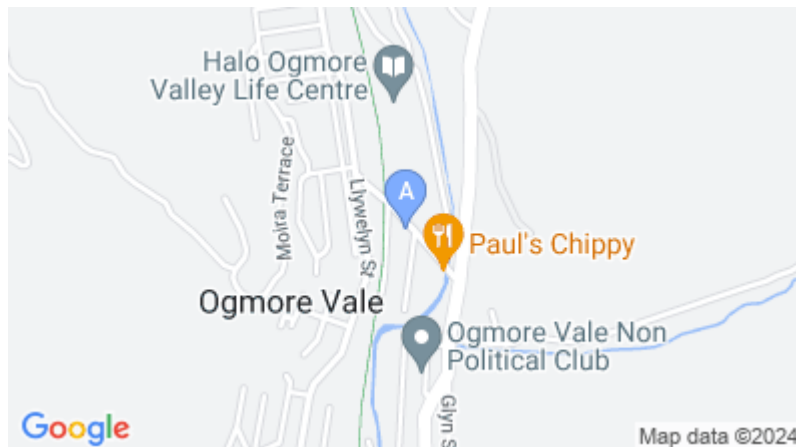


## Gwalia Buildings Commercial Street, Ogmore Vale, Bridgend County. CF32 7BL

Two bedroom semi detached house situated in the village of Ogmore Vale and comprising entrance hall, lounge/diner, kitchen, two bedrooms, bathroom and enclosed courtyard rear garden. Ideal first time or investment purchase. Sold with no ongoing chain.

**£89,950 - Freehold**

- Good size two bedroom semi detached house
- Modern fitted kitchen
- Open plan lounge/diner
- First floor bathroom
- Gas combination boiler
- EPC - D / Council tax - C





## DESCRIPTION

We are pleased to offer for sale this two bedroom semi detached property located in Ogmores Vale which is approximately 10-15 minutes from Bridgend town centre and McArthur Glen Designer Outlet. The M4 corridor is accessed via J36 and provides quick links to Cardiff and Swansea. Ogmores Vale also benefits from local shops, primary schools and amenities and offers numerous countryside walks and mountain bike trails. Ideal first time or investment purchase. Sold with no ongoing chain.

## ENTRANCE

Via part glazed and frosted PVCu front door into the entrance hall.

## ENTRANCE HALL

Plastered and emulsioned ceiling and walls, wired in smoke alarm with coving, skirting, fitted carpet, radiator, stairs to the first floor and doorway leading into the lounge/diner.

## OPEN PLAN LOUNGE/DINER (22' 2" x 11' 3") or (6.76m x 3.42m)

Plastered, emulsioned and coved ceiling with two pendant lights, emulsioned walls, skirting, fitted carpet, two radiators and large PVCu double glazed window overlooking the front of the property. Doors leading into a storage cupboard and the kitchen.

## STORAGE (6' 0" x 3' 0") or (1.83m x 0.92m)

Large storage cupboard finished with plastered, emulsioned and coved ceiling with centre light, plastered walls, fitted carpet and radiator.

## KITCHEN (12' 8" x 8' 9") or (3.85m x 2.67m)

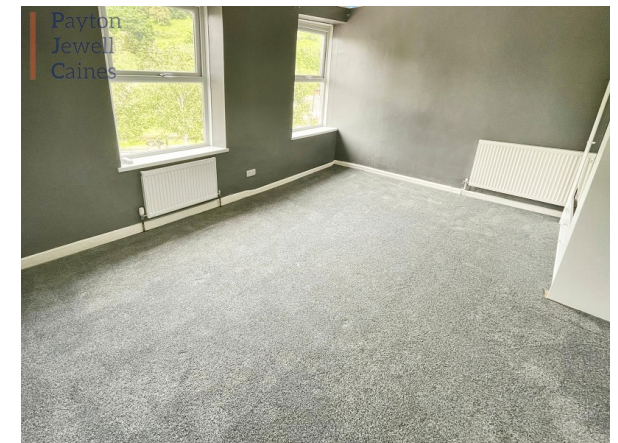
Textured ceiling with centre light and wired in smoke alarm, plastered and emulsioned walls, skirting, vinyl flooring in light grey wood effect, radiator, PVCu double glazed window overlooking the rear garden and frosted PVCu door leading out to the rear garden. A range of base and wall units in shaker style cream with complementary black granite work tops housing an inset one and half stainless steel sink with chrome mixer tap. Space for freestanding cooker, washing machine and fridge/freezer. Overhead chrome extractor fan and space for dining room table.

## LANDING

Via stairs with fitted carpet and handrail. Plastered, emulsioned and coved ceiling with centre pendant light and wired in smoke alarm, access to the loft, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. Doors leading to two bedrooms and family bathroom.

## BATHROOM (9' 6" x 8' 7") or (2.90m x 2.62m)

Textured ceiling with centre light, plastered and emulsioned walls, marble effect aqua panelled boards to the splash back areas, skirting and vinyl flooring in tile effect. Two piece suite comprising vanity sink unit with chrome mixer tap and bath with chrome taps and overhead electric shower. Radiator and frosted PVCu double glazed window overlooking the rear of the property. Doorway leading to an airing cupboard housing the gas combination boiler (approximately 18 months old). Open doorway leading into the w.c.



### **W.C. (6' 1" x 2' 10") or (1.86m x 0.86m)**

Textured ceiling with centre light, plastered and emulsioned walls, skirting, vinyl flooring in tile effect, low level w.c. and frosted PVCu double glazed window overlooking the rear of the property.

### **BEDROOM 1 (14' 10" x 12' 7") or (4.51m x 3.83m)**

Plastered, emulsioned and covered ceiling with two pendant lights, emulsioned walls, skirting and fitted carpet. Two PVCu double glazed windows overlooking the front of the property and two radiators.

### **BEDROOM 2 (9' 8" x 8' 4") or (2.94m x 2.53m)**

Plastered, emulsioned and covered ceiling with centre light, plastered and emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the side of the property.


### **OUTSIDE**

Fully enclosed small courtyard garden.





# Floorplan & EPC

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         | 85  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            | 63                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| 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.



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