

Payton  
Jewell  
Caines



Cwrt Tynewydd, Ogmere Vale, Bridgend  
County. CF32 7DJ

£245,000

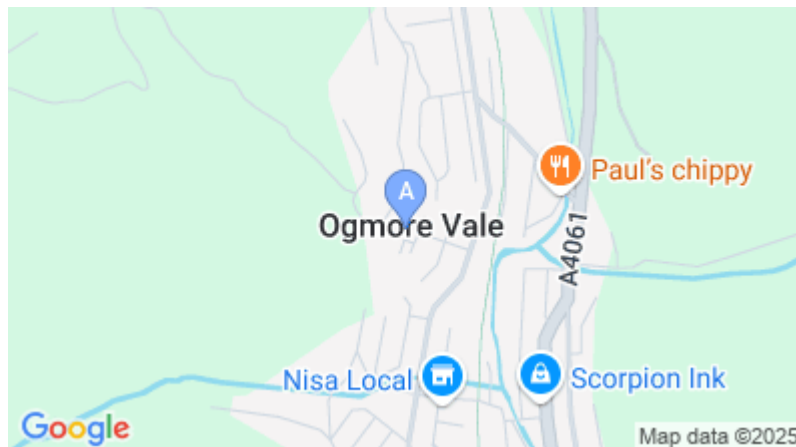
 PAYTON  
JEWELL  
CAINES

## Cwrt Tynewydd, Ogmoredale, Bridgend County. CF32 7DJ

Four bedroom mid terraced town house situated in Ogmoredale benefiting from lovely mountain views. The property comprises entrance hall, lounge with balcony, garage conversion, downstairs w.c. kitchen/diner, family bathroom, EN SUITE to master bedroom, enclosed rear garden and DRIVEWAY PARKING.

£245,000 - Freehold

- Four bedroom mid terraced town house
- Kitchen /diner, lounge with balcony
- Downstairs w.c. and family bathroom
- En suite to master bedroom
- Driveway parking to the front
- EPC - C / Council tax - C



## DESCRIPTION

Four bedroom mid terraced town house offering excellent family accommodation set over three floors. To the ground floor is a large hallway, downstairs cloakroom, garage conversion and kitchen / diner with French doors leading out to the rear patio. To the first floor is a lounge and master bedroom with en suite and three further bedrooms and family bathroom to the second floor. The property also benefits from an enclosed rear garden and driveway parking to the front.

The property is close to local shops, primary school and frequent bus service to Bridgend town and quick links to M4 corridor J36, where you will also find McArthur Glen Designer Outlet.

## ENTRANCE

Via composite glazed front door into the entrance hall.

### ENTRANCE HALL (18' 10" x 6' 11" max) or (5.75m x 2.10m max)

Emulsioned ceiling, emulsioned walls with one feature papered wall, tiled flooring and radiator. Doors leading to the garage conversion, kitchen/diner downstairs w.c. and storage cupboard housing the water tank. Stairs leading to the first floor.

### GARAGE CONVERSION (19' 0" x 9' 2") or (5.80m x 2.80m)

Emulsioned ceiling and walls, PVCu double glazed window with vertical blind to the front of the property, vinyl wood effect flooring and radiator.

### DOWNSTAIRS W.C. (6' 7" x 3' 3") or (2.00m x 1.00m)

Emulsioned ceiling, part emulsioned/part papered walls with tiling to the splash back areas, extractor and radiator. Two piece suite comprising pedestal wash hand basin with stainless steel mixer tap and low level w.c.

### KITCHEN/DINER (17' 1" x 11' 6") or (5.20m x 3.50m)

Emulsioned ceiling with spot lights, emulsioined walls with tiling to the splash back areas, vinyl flooring in tile effect, PVCu double glazed French doors leading out to the rear garden and PVCu window to the rear. A range of wall and base units with complementary work surfaces housing a one and half bowl stainless steel sink drainer. Pantry style unit, space for washing machine, oven, four ring gas hob and stainless steel extractor above and Glowworm boiler housed within a kitchen unit.

## FIRST FLOOR LANDING

Via painted staircase with spindle balustrade and spot lights. Emulsioned ceiling and walls, fitted carpet, radiator and doors leading to the lounge and master bedroom. Stairs leading to the second floor.

### LOUNGE (16' 5" x 12' 6") or (5.00m x 3.80m)

Emulsioned and coved ceiling, emulsioned walls with one feature papered wall, laminate flooring, two radiators and PVCu double glazed French doors leading out to the balcony to the front of the property with a decked area and wrought iron balustrade.



## MASTER BEDROOM (14' 1" x 11' 10") or (4.30m x 3.60m)

Measurements are to the fitted wardrobes. Emulsioned and coved ceiling, emulsioned walls with feature papered wall, radiator, two PVCu double glazed windows to the rear of the property and fitted wardrobes. Door leading to the en suite.

## EN SUITE (6' 3" x 6' 7") or (1.90m x 2.0m)

Emulsioned ceiling with spot lights, emulsioned walls, extractor and vinyl flooring in tile effect. Three piece suite comprising low level w.c. vanity unit with work surface housing a wash hand basin with stainless steel waterfall tap and tiled splash back with mirror above, shaver point and fully tiled shower cubicle with sliding door and stainless steel shower attachment. Stainless steel towel rail.

## SECOND FLOOR LANDING

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, doors leading to bedroom two, three, four and bathroom.

## BEDROOM 2 (16' 5" x 11' 6") or (5.0m x 3.50m)

Emulsioned ceiling and walls, feature papered wall, fitted carpet, radiator and PVCu windows to the front of the property with lovely mountain views.

## BEDROOM 3 (11' 10" max x 8' 10" max) or (3.60m max x 2.70m max)

L-shaped room finished with emulsioned ceiling, attic access, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

## BEDROOM 4 (11' 10" x 7' 3") or (3.60m x 2.20m)

Emulsioned ceiling and walls with one feature papered wall, laminate flooring, PVCu double glazed window overlooking the rear of the property and radiator.

## BATHROOM (5' 11" x 9' 2") or (1.80m x 2.80m)

Emulsioned ceiling and walls with tiling to the splash back areas, vinyl flooring in wood effect, radiator and extractor. Three piece suite comprising bath with mixer tap and overhead stainless steel shower attachment and shower curtain rail, low level w.c and pedestal wash hand basin with stainless steel mixer tap.


## OUTSIDE

The front of the property overlooks lovely mountain views with off road parking, gravel and paved areas with step up to the external; porch. Outdoor lighting.

The rear garden is finished with a patio, gravel and Astroturf and steps leading up to to a raised area with planters. Historical feature wall to the rear.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)