

23 Walters Road
Ogmore Vale
Bridgend
CF32 7DL

120,000



- NO ONGOING CHAIN
- Traditional Stone Double Fronted Property
- Spacious Accommodation
- Two Double Bedroom Property
- uPVC Double Glazing Windows
- Gas Central Heating
- Generous Size Rear Garden



Ref: PRA11792

Viewing Instructions: Strictly By Appointment Only

General Description

Traditional stone double fronted two double bedroom property located in Ogmores Vale. The property has uPVC double glazing, gas central heating and all carpets, blinds, are to remain. The property is being sold with no ongoing chain. The property benefits from a generous size rear garden. There is good access to Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet and from here there is good access into Bridgend Town Centre with all its facilities and amenities including the main line train station. Ogmores Vale has a local Life Centre incorporating a Library, Bowling Green, Childrens Play Area, shops on the High Street and Cycle Tracks that run up and down the Valley.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Dining Room/Second Sitting Room; Lounge; Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and One further bedroom. OUTSIDE: - On street parking at front with a generous size rear garden.

Accommodation

Ground Floor

Entrance

via a two-tone grey and white composite front door with two attractive stained-glass panels.

Hallway

Laminated flooring, access to first floor, artexed ceiling.

Dining Room or Second Sitting Room (11' 1" x 14' 9") or (3.37m x 4.49m)

uPVC window to the front (grey outside and white inside), two recesses either side of the main wall, laminated flooring, one radiator, coved and artexed ceiling.



Lounge (14' 4" x 16' 2") or (4.36m x 4.93m)

uPVC window to the front (two tone grey outside, white inside), laminated flooring, one radiator, two recesses either side of the fire breast wall, white fire surround with black inset & hearth with a chrome living flame electric fire, coved and artexed ceiling.



Kitchen (10' 6" x 13' 4") or (3.20m x 4.06m)

Contemporary range of base and wall units in high gloss grey with chrome fittings, complimentary worktop, one and a half stainless steel sink unit, freestanding gas cooker, vinyl flooring, one radiator, coved and skimmed ceiling with spotlighting, loft access, uPVC window to the side, fully obscure glazed door to the side, ample room for an American style fridge/freezer and for table and chairs.

First Floor

Landing

Fitted carpet, one radiator, artexed ceiling, loft access, uPVC window to the rear, radiator.

Family Bathroom

Three-piece suite in white, electric shower over the bath, vinyl flooring, one radiator, artexed ceiling, loft access, one radiator, door leading into a cupboard housing the combination Ideal boiler, uPVC obscure glazed window to the rear.

Master Bedroom (7' 9" x 15' 1") or (2.35m x 4.59m)

uPVC window to the front, laminated flooring, coved and artexed ceiling, one radiator.

Bedroom Two (8' 2" x 13' 10") or (2.48m x 4.22m)

Two uPVC windows to the front, fitted carpet, one radiator, coved and artexed ceiling.

Outside



Front

On street parking with a gate leading up to the side of the property.



Rear

Generous size rear with a patio area, generous size garden that is Astro turfed with mature trees, plants and shrubs, stone outer building with an outside WC.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.