



High Street offers over £95,000

- Double fronted 2 bedroom Mid-terrace
- No Ongoing Chain
- Well presented throughout
- Council Tax Band A
- Viewing highly recommended
- EPC Rating: D



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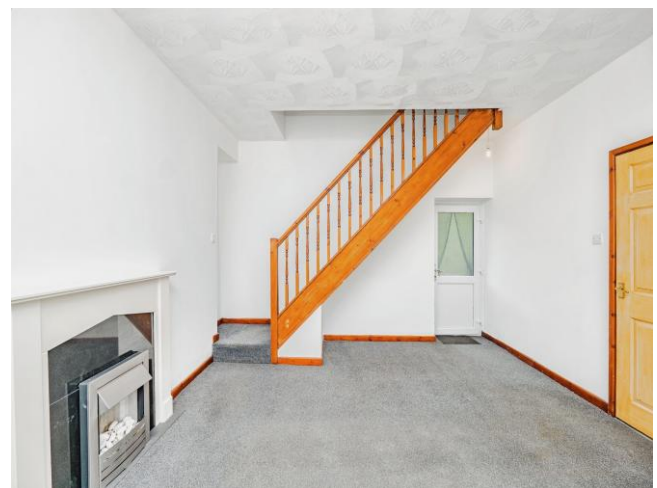
About the property

Situated in the convenient High Street location of Ogmore Vale, Bridgend, this well presented and recently renovated double-fronted two-bedroom mid-terraced property offers easy access to local shops, amenities and excellent transport links.

Offered for sale with no ongoing chain, the accommodation briefly comprises a spacious open-plan reception room, ideal for modern living, leading through to a bright and modern kitchen which provides space for further units and a small dining table. To the first floor, the property offers two good-sized bedrooms, along with a family bathroom fitted with contemporary fixtures.

Externally, the property benefits from a generous flat rear garden, which enjoys a pleasant outlook backing onto the river, providing an attractive outdoor space for relaxation or entertaining.

Viewing is highly recommended. This property would make an ideal first-time purchase or an excellent buy-to-let investment opportunity.





Accommodation

Entrance Porch

Reception Room

14' 9" max x 12' 10" max (4.50m max x 3.91m max)

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

First Floor

Landing

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Bathroom

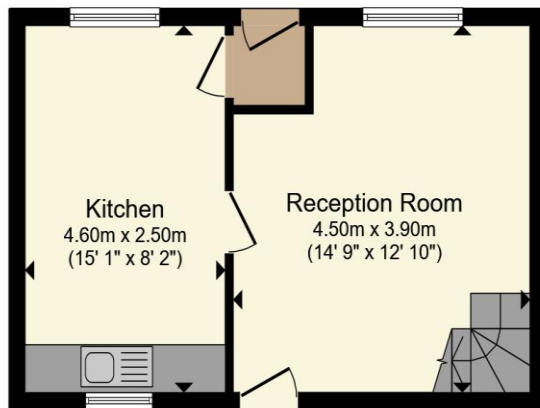
Agent Note

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.

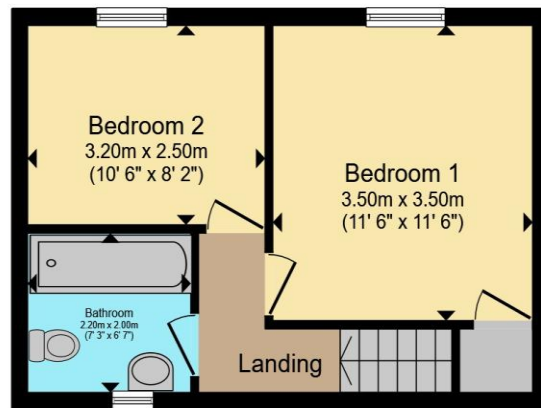
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Floorplan



Ground Floor



First Floor

Total floor area 62.6 m² (673 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

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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