



St. John Street, offers over £150,000

- Two spacious reception rooms with bay windows
- Feature log-burning stove to the main Reception Room
- Separate Utility and downstairs WC
- First Floor Bathroom
- Conservatory to the rear
- EPC Rating: Awaited



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About the property

Situated in the sought-after location of St. John Street, Ogmore Vale, this well presented and deceptively spacious double-fronted mid-terrace home offers generous accommodation throughout, making it an ideal purchase for first-time buyers, families, or those looking to downsize without compromising on space.

The property is entered via a welcoming entrance porch, leading into two spacious reception rooms positioned either side of the home, both benefiting from attractive bay windows to the front elevation. The main lounge features a charming log-burning stove, creating a warm and inviting focal point. To the rear, a good-sized fitted kitchen provides ample storage and workspace, while a separate utility room and convenient ground floor WC add further practicality. Completing the ground floor is a bright and modern conservatory, offering the perfect space to relax and enjoy views over the rear garden and surrounding countryside.

To the first floor are two generous double bedrooms and a spacious family bathroom. The bathroom has been adapted to provide a walk-in shower and excellent accessibility, while offering the potential to be reconfigured to suit individual requirements.

Externally, the property enjoys a well-kept rear garden with pleasant views beyond, backing directly onto the popular cycle track and enjoying a picturesque outlook towards the surrounding valley. Conveniently located within easy reach of local shops, schools and amenities. Viewing recommended.



Accommodation

Entrance Hall

14' 9" x 9' 6" (4.50m x 2.90m)

Lounge

Bedroom Two

14' 9" plus bay x 7' 7" (4.50m plus bay x 2.31m)

14' 9" x 7' 7" (4.50m x 2.31m)

Reception Room

Bathroom

14' 9" plus bay x 9' 2" (4.50m plus bay x 2.79m)

9' 10" x 9' 6" (3.00m x 2.90m)

Kitchen

Agent Note

9' 10" x 9' 2" (3.00m x 2.79m)

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.

Utility Room

6' 3" x 3' 3" (1.91m x 0.99m)

W.C.

Conservatory

11' 2" x 9' 2" (3.40m x 2.79m)

First Floor

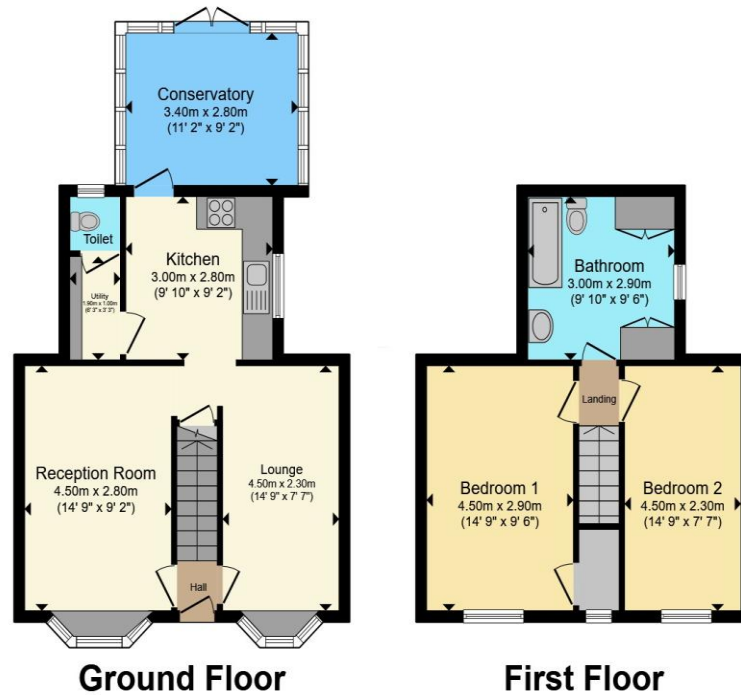
Landing

Bedroom One

01656 657201

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Floorplan



Total floor area 88.5 m² (953 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



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