

Sunnyside,  
Ogmore Vale,  
Bridgend County.  
CF32 7AW

139,950



- Three Bedroom Semi with beautiful views
- Three Bedrooms
- Two reception rooms
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- NO CHAIN
- Beautiful Views set in the ogmore valley



**Ref: PRA10396**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\* Beautiful Views and No Chain \* Daniel Matthew are pleased to offer for sale a semi detached three bedroom property. The property is located in Ogmore Vale. The property has a lounge, dining room, kitchen, downstairs bathroom and three bedrooms. The property has a generous garden to the rear and front garden area. Stunning views and no chain. Call our team to arrange an appointment 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door, plain walls, textured ceiling, tile floor, access to ground floor rooms and staircase access to first floor bedrooms.

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### Lounge (15' 06" x 9' 03") or (4.72m x 2.82m)

Bright airy room with beautiful views from the front UPVC double glazed window, plain walls, textured ceiling, laminate flooring, fireplace with capped gas and access to inner hallway.

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### Dining Room (11' 06" x 8' 10") or (3.51m x 2.69m)

Beautiful views from the front UPVC double glazed window, plain walls, plain ceiling, carpet flooring and radiator.

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### Kitchen (8' 05" x 9' 03") or (2.57m x 2.82m)

UPVC double glazed window to rear aspect, range of wall and base units, stainless steel sink with mixer tap, gas hob and electric oven with extraction hood over, space for a washing machine, plain walls, plain ceiling, radiator and vinyl flooring.

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**Bathroom (9' 02" x 4' 03") or (2.79m x 1.30m)**

UPVC double glazed obscure window to rear aspect, plain and panel walls, low level wc, pedestal wash hand basin, towel radiator, panel bath with thermostatic shower and screen.

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**Inner Hallway**

Inner hallway between the lounge and kitchen also giving access to the downstairs wc and under stairs storage area.

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## WC

UPVC double glazed window, vinyl floor and plumbing for a wc, this could also be used as a storage space.

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**Landing**

Plain walls, textured ceiling, carpet flooring, radiator, attic hatch and access to all bedrooms.

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**Bedroom One (15' 07" x 7' 01") or (4.75m x 2.16m)**

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.

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**Bedroom Two (14' 09" x 7' 04") or (4.50m x 2.24m)**

Two UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.

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## Bedroom Three (26' 7" x 24' 11") or (8.11m x 7.60m)

UPVC double glazed window to rear aspect, plain walls, textured ceiling, carpet flooring and radiator.

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## Outside

Front- Wall boundary with steps leading to the front door and a top patio to enjoy the beautiful mountain views.

Rear- Tiered garden with fence and wall boundary, there is a courtyard and then further steps giving access to the additional tiers which are patio, Astroturf, decking and a concrete hard stand and access via a small lane at the top.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 70

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

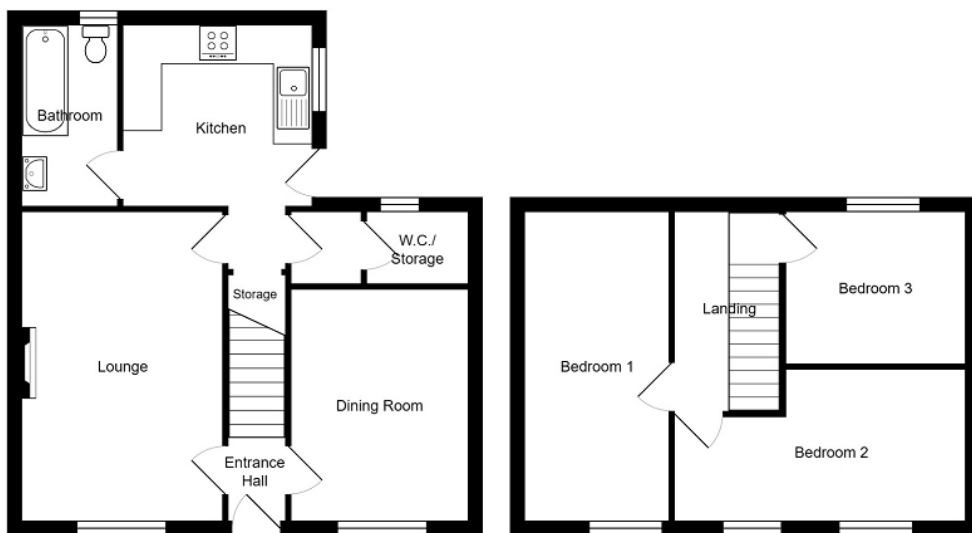
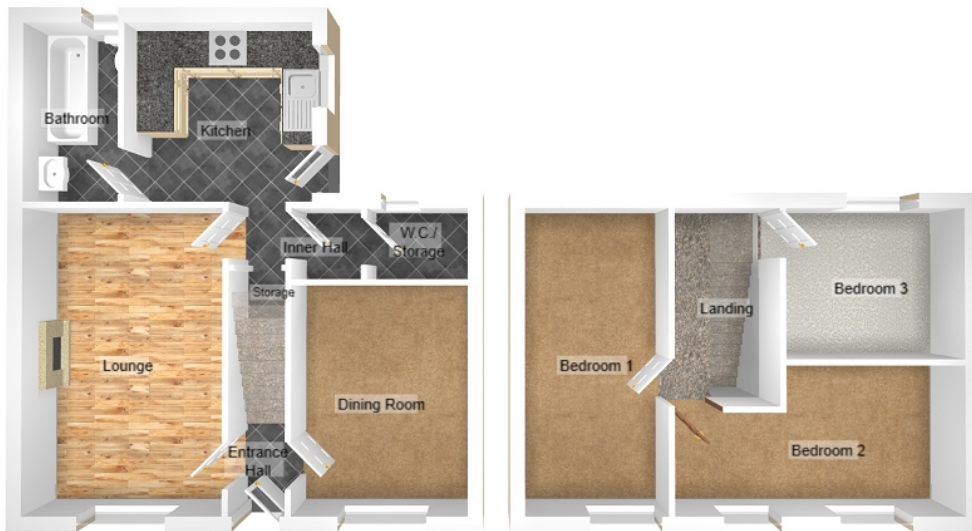
## Council Tax

Band B

Deposit: NOT KNOWN

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*