

1 Cyprus Court  
Park Avenue  
Ogmore Vale  
Bridgend County  
CF32 7DH

£255,000



- Detached Dormer Bungalow
- Spacious Lounge
- Conservatory
- Dining Room / Bedroom Four
- Ground Floor Family Bathroom
- Three Upstairs Bedrooms
- Driveway
- Spacious Beautifully Landscaped Garden
- Approx 10-15 minutes Drive To M4
- Viewing Highly Recommended

Ref: PRA10340

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*\*OFFERED WITH NO ONGOING CHAIN\*\*\*** Daniel Matthew are pleased to market this beautiful three /four bedroom dormer bungalow presented to a high standard which sits in the countryside of the Ogmores Valley. This individually designed property was built approximately 22 years ago and has a driveway to the side of the property and a spacious idyllic landscaped garden. To the ground floor the property benefits from a generous lounge, fitted kitchen, a dining room currently being used as a fourth bedroom, conservatory and family bathroom. The first floor has a landing with three bedrooms. Ogmores Vale is a village in the county borough of Bridgend and makes up part of the Ogmores Valley. The property is approximately a ten minute drive from junction 36 of the M4 Motorway and is within easy access for the Bwlch Mountains for those who enjoy walking or cycling. To view this property and appreciate what it has to offer call 01656 750764.

---

## Accommodation

---



### Entrance Hallway

Enter via UPVC double glazed front door into hallway. Carpeted staircase off to first floor. Skimmed ceiling and walls with coving and feature dado rail. Radiator. Laminate flooring. Doors off the ground floor rooms.



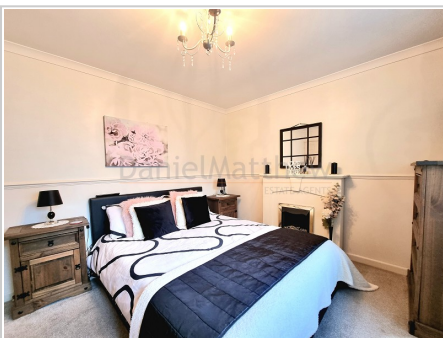
### Lounge (20' 10" x 11' 0") or (6.36m x 3.36m)

A generous size room situated to the front of the property with UPVC double glazed window and blinds to remain. Two radiators. Papered and coved ceiling. Skimmed walls with feature dado. The focal point of the room is the mahogany mantle piece with electric fire on a hearth. Laminate flooring. Sliding patio doors with vertical blinds leading into conservatory.



### Conservatory (11' 6" x 8' 10") or (3.50m x 2.68m)

A white UPVC double glazed conservatory with French doors leading out onto the rear garden. Blinds to remain. Antiglare roof. Laminate flooring.



### Dining Room (11' 11" x 10' 7") or (3.62m x 3.22m)

Dining Room / Fourth Bedroom - Currently being used as a bedroom and situated to the front of the property with UPVC double glazed window. Skimmed walls and ceiling with coving and feature dado rail. Fitted carpets. Radiator. Mantle piece with feature fire.



### Bathroom (9' 1" x 5' 9") or (2.78m x 1.76m)

Fitted three piece bathroom suite which includes a panelled bath with shower off the taps, pedestal wash hand basin and WC. Fully tiled walls and floor with tongue and groove ceiling and down lights. UPVC obscure double glazed window. Radiator.



### Kitchen (11' 10" x 9' 11") or (3.60m x 3.01m)

A well proportioned fitted kitchen finished in oak which includes a range of wall and base units to include inset draws and display galleries with coordinating marble work surfaces. One and a half bowl sink with drainer and mixer taps. Tiling to splash back area. Integrated electric oven with gas hob and extractor over. Plumbing for automatic washing machine. Space fridge and freezer. Wall mounted combination boiler. Ceramic tiled floor. Skimmed and coved ceiling with centre light. UPVC double glazed window to the rear. Stable door to the side out onto garden.



### Landing

The landing area gives access to first floor bedrooms. Skimmed sloping ceiling with feature dado rail. Fitted carpets. Access to the eaves. Radiator. Storage cupboard.



### Master Bedroom (14' 7" x 11' 3") or (4.44m x 3.43m)

Situated to the rear. UPVC double glazed window with vertical blinds to remain, pleasant views over the valley. Skimmed ceiling. Laminate flooring. Radiator.



### Bedroom Two (14' 7" x 11' 2") or (4.45m x 3.41m)

Situated to the rear. UPVC double glazed window with pleasant views over the valley. Skimmed sloping ceiling. Laminate flooring. Radiator.



## Bedroom Three (7' 7" x 6' 10") or (2.31m x 2.08m)

Situated to the rear. Velux window with pleasant views over the valley. Skimmed ceiling. Laminate flooring. Radiator. Access to the eaves. Access to loft.



## Garden

A beautiful private landscaped garden to the side of the property which is fully enclosed and benefits from a patio area, turfed garden and decorative stones. There are an abundance of plants and shrubs and a summer house at the end of the garden. To the rear of the property there is further private garden and access to the conservatory. To the front of the property there is a driveway.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D





FIRST FLOOR



GROUND FLOOR



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.