

66 High Street
Ogmore Vale
Bridgend
CF32 7AF

£59,950



- Two Bedroom Ground Floor Apartment
- Lounge
- Kitchen
- Shower Room
- Recently Refurbished
- No Chain
- Potential 9% Rental Yield
- Call To View 01656 750764



Ref: PRA10270

Viewing Instructions:

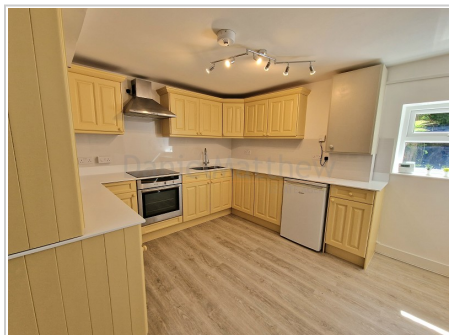
General Description

* INVESTMENT OPPORTUNITY * Daniel Matthew are pleased to offer this recently refurbished ground floor apartment situated in the quiet village of Ogmores Vale. Comprising lounge, kitchen, shower room and two bedrooms. Offered with No Onward Chain. Potential of 9% rental yield. Call our team to arrange a viewing 01656 750764.

Accommodation

Entrance

Enter via UPVC double glazed door to hallway, plain ceiling, plain walls, laminate flooring, doors leading to rooms, UPVC double glazed door to rear access. PLEASE NOTE REAR GARDEN NOT INCLUDED.



Kitchen (10' 07" x 9' 07" Min) or (3.23m x 2.92m Min)

UPVC double glazed window to side aspect, plain ceiling, plain walls, laminate flooring. Matching wall and base units, tiled splashback, plumbing for washing machine, integrated hob and oven, stainless steel sink/drainage, opening to lounge.



Lounge (14' 06" x 10' 07") or (4.42m x 3.23m)

Plain ceiling, plain walls, carpet flooring, radiator, electric wall mounted heater, doors leading to bedrooms.



Bedroom One (11' 0" x 7' 03") or (3.35m x 2.21m)

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



Bedroom Two (6' 04" x 13' 07") or (1.93m x 4.14m)

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



Shower Room

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, radiator, vinyl flooring.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C74

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band A



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.