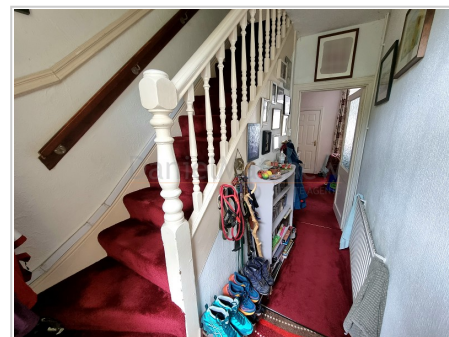


47 Sunnyside
Ogmore Vale
Bridgend County
CF32 7AW

£99,950



- Mid Terrace Property
- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Family Bathroom
- Loft Room
- On Street Parking
- Tiered Rear Garden
- Close To Local Amenities & Schools
- NO CHAIN
- Call A Member Of Our Team On 01656 750764 To View

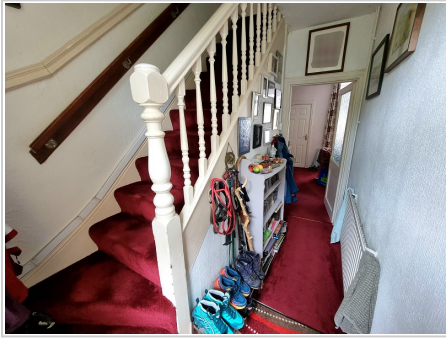
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Viewing Instructions: Strictly By Appointment Only

General Description

**** IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS **** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom mid terrace property, situated on the beautiful Sunnyside, Ogmere Vale Location, with beautiful views of the mountains outside your doorstep. Property comprises to the ground floor, hallway, open plan lounge/dining room and kitchen. To the first floor, two double bedrooms and bathroom. Further benefits are converted Loft room, on street parking, tiered garden to rear. Property is being sold with no ongoing chain. Property is located 10 minutes away from J36 of the M4, Easy access to Swansea and Cardiff. The local area consists of great school catchment, local amenities including shops, doctors surgery, pubs and great public transport. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door leading into hallway, papered ceiling, papered walls, fitted carpet, radiator, wall mounted electric consumer unit, staircase leading to first floor, door leading into:-



Lounge (10' 6" x 10' 0") or (3.21m x 3.04m)

UPVC double glazed window to front aspect, plain ceiling, papered walls, fitted carpet, radiator, gas fire place and surround.



Dining Room (15' 3" x 10' 10") or (4.66m x 3.30m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, fitted carpet, radiator, gas fire place, door leading into inner hallway and kitchen, under stairs storage cupboard.



Kitchen (8' 10" x 7' 1") or (2.69m x 2.16m)

UPVC double glazed window to side aspect, textured ceiling, tiled walls, a range of matching wall and base units with complimentary work surfaces, electric oven and four ring gas hob to remain, extractor fan, one and a half bowl stainless steel sink with drainer and mixer tap, two under counter fridges, one freezer and washing machine to remain, radiator.



Landing

papered walls, fitted carpet, radiator, loft access via ladders, doors leading into;-



Bathroom (7' 5" x 7' 0") or (2.25m x 2.14m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with and electric overhead shower, radiator.



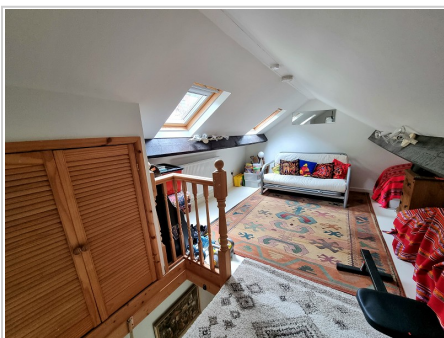
Bedroom One (12' 7" x 10' 0") or (3.83m x 3.05m)

Two UPVC double glazed window to front aspect, plain ceiling, papered walls, fitted carpet, wardrobes to remain, radiator.



Bedroom Two (10' 6" x 8' 6") or (3.21m x 2.60m)

UPVC double glazed window to rear aspect, plain ceiling, papered walls, fitted carpet, cupboard which houses combi boiler.



Loft Room (15' 0" x 11' 0") or (4.56m x 3.36m)

Two velux windows to rear aspect, plain ceiling, plain walls, radiator, storage cupboard leading into eaves.



Outside

Rear garden has a secluded patio area with two sheds to remain, patio area, steps leading up to tiered garden, laid to lawn, mature shrubs and plants.

Services

Mains electricity, mains water, mains gas, mains drainage

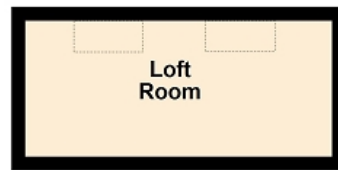
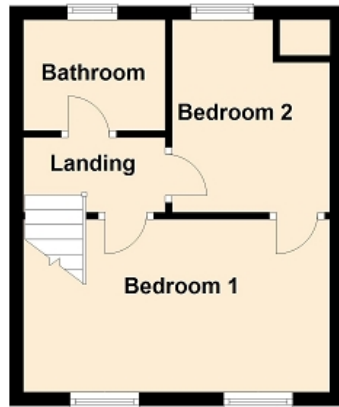
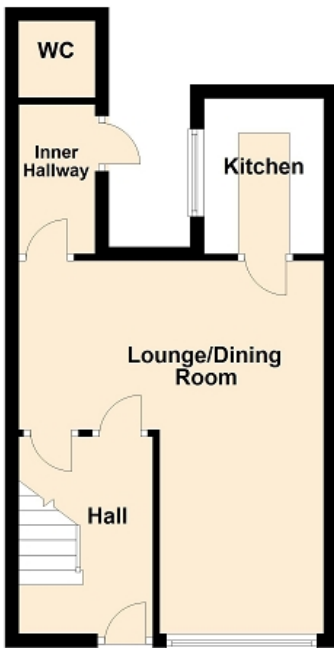
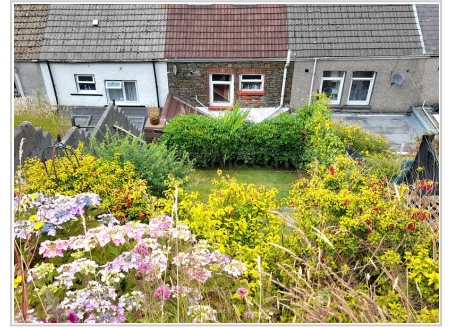
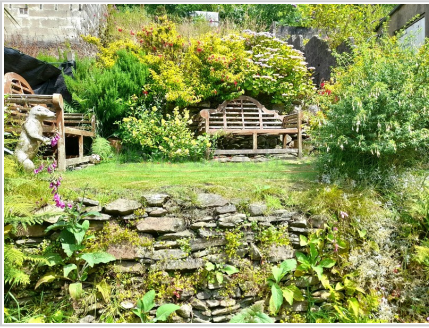
Tenure

We are informed that the tenure is Freehold

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.