



Park Avenue

£170,000

- Rear Access With Detached Garage
- Beautiful Mountain Views to the Front of the Property
- No Ongoing Chain
- Opposite Children's Play Park
- Ideal for Families or First time buyers
- EPC Rating: D
- Council Tax Band B



3 1 2



About the property

Situated in the popular location of Ogmore Vale, this spacious bay-fronted three-bedroom semi-detached property offers well-proportioned accommodation ideal for families and first-time buyers.

Occupying a bright elevated position, the property enjoys open views across the valley towards the pine forest and Bwlch y Clawd mountains. Park Avenue is ideally positioned alongside local amenities including a children's playground, sports courts, a bowling green, and a nearby cycle track following the River Ogmore to Bridgend.

The accommodation comprises a welcoming entrance hall, a large light-filled front lounge with bay window, a separate rear reception room currently used as a dining room, a rear kitchen with downstairs shower room, and three good-sized bedrooms to the first floor.

Externally, the property benefits from a front terrace, side access, paved rear yard with storage, a generous sunny rear garden, and a rear garage providing off-road parking, with additional on-street parking and a free public car park opposite.

Conveniently located within a short drive of Bridgend town centre, M4 motorway links, and McArthurGlen Designer Outlet, this property is offered with no onward chain. Viewing is highly recommended.





Accommodation

Entrance Hall

Lounge - 13' 9" max into bay x 12' 3" (4.19m max into bay x 3.73m)

Dining Room - 11' 11" x 10' 2" max (3.63m x 3.10m max)

Kitchen - 10' 5" max x 9' 7" max (3.17m max x 2.92m max)

Shower Room

First Floor

Landing

Bedroom One - 13' 9" x 10' 6" max (4.19m x 3.20m max)

Bedroom Two - 9' 11" x 10' 4" max (3.02m x 3.15m max)

Bedroom Three - 10' 11" x 5' 11" (3.33m x 1.80m)

Agent Note

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.

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Floorplan



Total floor area 86.6 m² (932 sq.ft.) approx

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