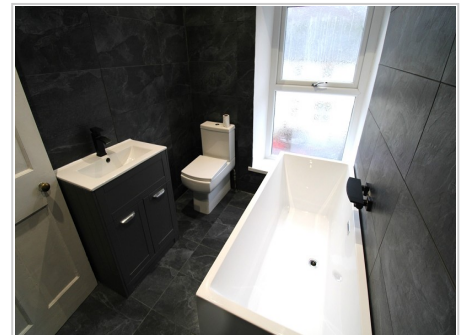
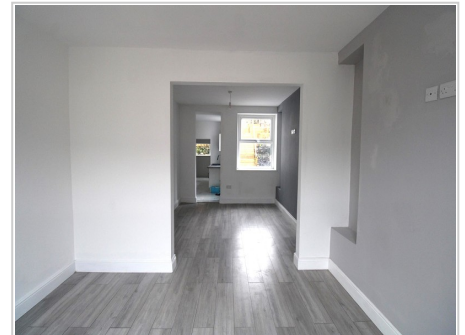


30 Adare Street
Ogmore Vale
Bridgend
CF32 7HF

140,000



- *NO ONGOING CHAIN*
- *Refurbished Throughout*
- Traditional 3 Double Bedroom Semi-Detached Property
- Quality Fitted Kitchen & Bathroom
- Downstairs Cloakroom
- Underfloor Heating Downstairs & Gas Central Heating
- Maintenance Free Garden
- *Internal Viewing Recommended*

Ref: PRA11966

Viewing Instructions: Strictly By Appointment Only

General Description

No Ongoing Chain Ideal for First-Time Buyer, Internal Viewing Recommended - Gareth L Edwards Ltd are pleased to offer this traditional three double bedroom semi-detached property located in Ogmores Vale. The property has been refurbished but does maintain some of the original features. The property benefits from under floor heating downstairs & gas central heating, uPVC double glazing, newly fitted carpets throughout, quality fitted kitchen and bathroom. The property is in the heart of Ogmores Vale and offers a fantastic opportunity for first-time buyers. The property has easy access to the M4 motorway junction 36; shops; schools and other local amenities,

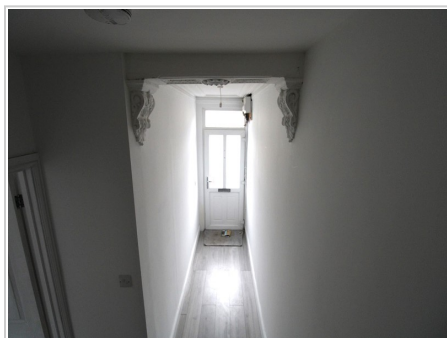
The property comprises: - GROUND FLOOR: - Entrance; Spacious Hallway; Downstairs Cloakroom; Open-Plan Lounge/Diner; Open-Plan Kitchen/Breakfast room. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms; Family Bathroom. OUTSIDE: - Maintenance free elevated front, maintenance free rear garden. Side access to the rear of the property.

Accommodation

Ground Floor

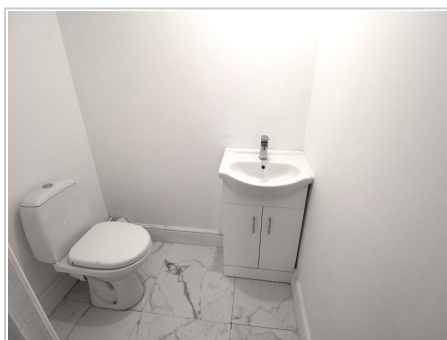
Entrance

via a half glazed uPVC front door with chrome fittings & uPVC obscure glazed panel to the top entering into: -



Spacious Hallway

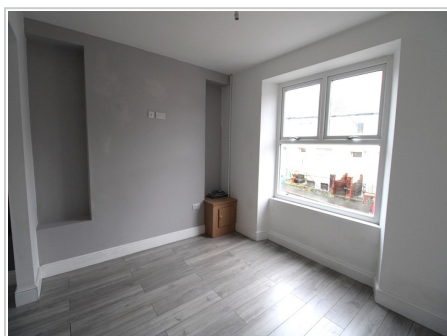
Attractive laminate flooring, original coved and skimmed ceiling with an attractive arched cornice, original white spindle staircase, white panel door with chrome fittings leading into: -



Downstairs Cloakroom

Two-piece suite in white with chrome fittings, sink set in a white high gloss vanity unit, marble effect tiling to the floor, skimmed ceiling, extractor fan.

Open-Plan Lounge/Diner (21' 11" x 12' 10") or (6.67m x 3.92m)



Dining Area

uPVC window to the front, attractive laminated flooring, skimmed ceiling with two recesses, underfloor heating.



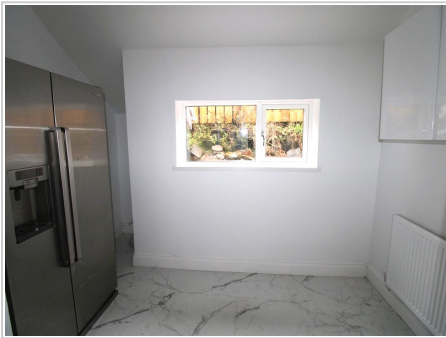
Lounge Area

Two recesses, uPVC window to the rear, skimmed ceiling, under floor heating, square opening leading into: -



Open-Plan Kitchen/ Breakfast Area (21' 10" x 12' 1") or (6.65m x 3.69m)

Quality fitted kitchen in white high gloss with black handles, slate grey worktop, five gas hob with hot plate double oven master range cooker, integrated wine cooler, black contemporary style sink unit with black mixer taps, underfloor heating with attractive white marble ceramic tiling to the floor, uPVC window to the side, half glazed uPVC door to the side, skimmed ceiling, wall mounted combination boiler, under floor heating, square opening leading out into:-



Breakfast Area

underfloor heating with white marble ceramic tiling to the floor, one radiator, white high gloss wall cabinets, space for American style fridge-freezer, high feature skimmed ceiling, uPVC window to the rear.

First Floor



Landing

Split level landing with quality fitted carpet, white spindle staircase, skimmed ceiling, loft access.



Master Bedroom (12' 11" x 10' 3") or (3.93m x 3.13m)

uPVC window to the side, quality fitted carpet, one radiator, skimmed ceiling.



Bedroom Two (9' 2" x 11' 1") or (2.79m x 3.38m)

uPVC window to the front, fitted carpet, one radiator, skimmed ceiling.



Bedroom Three (10' 0" x 10' 3") or (3.05m x 3.12m)

uPVC window to the rear, quality fitted carpet, one radiator, skimmed ceiling.



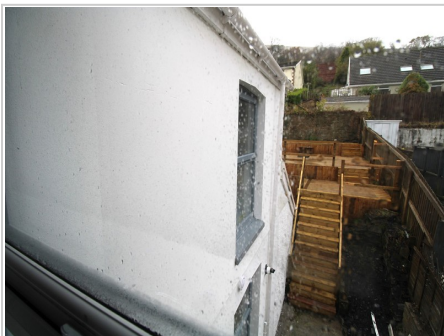
Family Bathroom

Refurbished quality fitted bathroom with a four piece suite with a freestanding contemporary bath, low level WC, contemporary white sink unit in a grey vanity unit with chrome fittings and black mixer taps, enclosed shower cubicle with glass and black doors, black multi head power shower, fully tiled around the bathroom with contemporary tiling, ceramic tiling to the floor, black heated towel rail, skimmed ceiling with feature sunken spotlighting, extractor fan, uPVC obscure glazed window to the front.

Outside

Front

Elevated to the front maintenance free. Side access leading rear of the property.



Rear

Maintenance free rear with three raised decking areas and a firepit.

Services

Mains electricity, mains water, mains gas, mains drainage

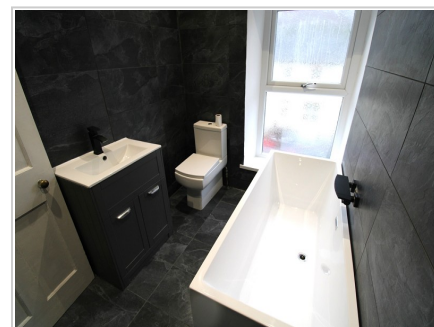
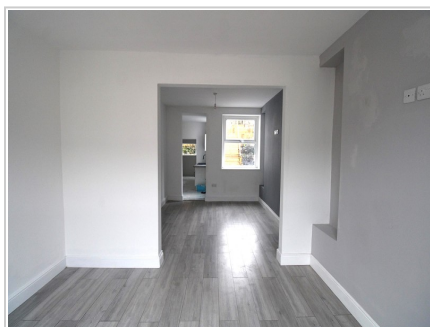
EPC Rating:47

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



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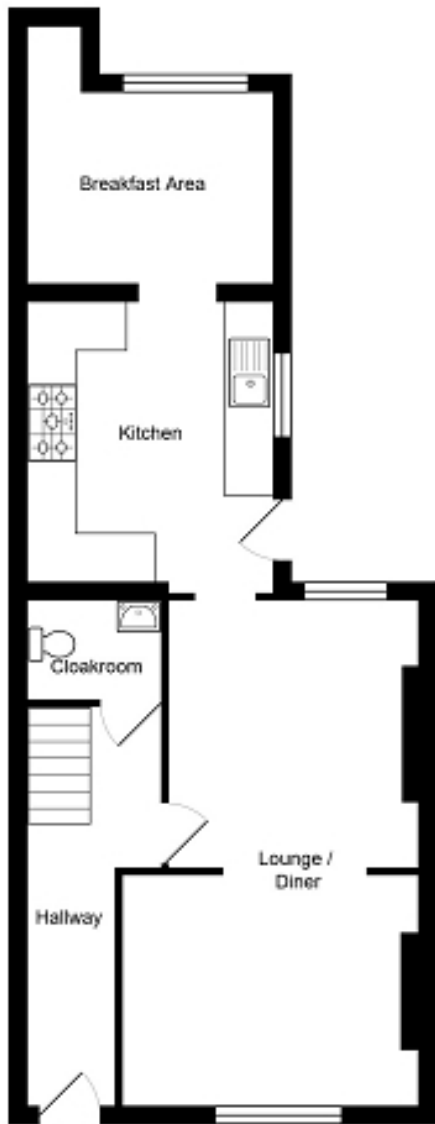
50 YEARS OF SELLING
YOUR HOME



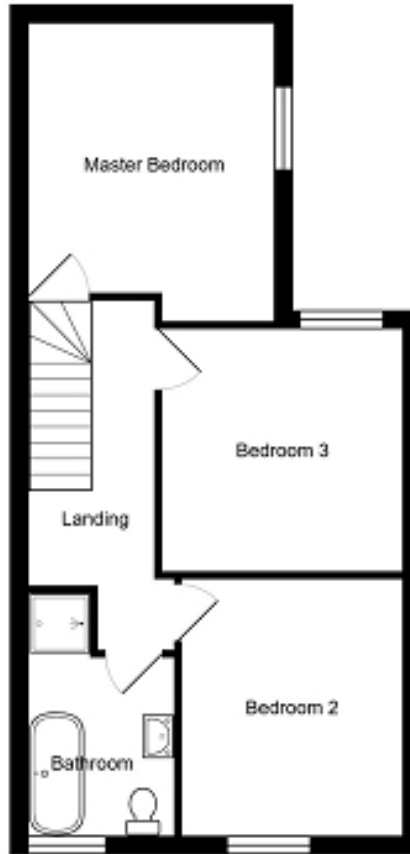
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.