

# HUNTERS®

HERE TO GET *you* THERE



## Hill Street

Ogmore Vale, CF32 7EP

£100,000

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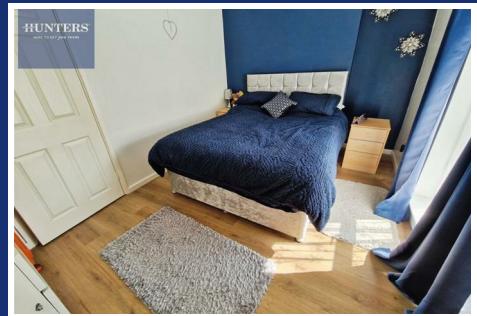
Council Tax: A



# 27 Hill Street

## Ogmore Vale, CF32 7EP

£100,000



### General

Ogmore Vale is a picturesque village situated in the heart of Bridgend, Wales. Offering a tranquil and idyllic setting, it is the perfect location for those seeking a peaceful and close-knit community to call home.

One of the main benefits of living in Ogmore Vale is its excellent transport links. The village is well-connected to surrounding areas through regular bus services and easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. The nearby Bridgend train station also provides convenient rail connections to Cardiff, Swansea, and beyond.

Local amenities in Ogmore Vale cater to residents' everyday needs, with a range of shops, cafes, and supermarkets within easy reach. The village also boasts a community center, leisure facilities, and a library, providing plenty of opportunities for residents to socialize and stay active.

Nature enthusiasts will appreciate the beauty spots surrounding Ogmore Vale, including the stunning Ogmore Valley Trail and the nearby Ogmore River. With breathtaking views of the Welsh countryside, residents can enjoy peaceful walks, picnics, and outdoor activities in the area.

For families with children, there are several schools in and around Ogmore Vale, providing a range of educational options for students of all ages. The village is also within close proximity to Bridgend College, offering further education opportunities for young adults.

### Lounge

19'2" x 15'7" (5.84m x 4.75m)

With tiled flooring, skinned walls and textured ceilings which are coved, central light fitting, two radiators, power & tv points, window to front and rear, wood fire surround with marble hearth and electric fire, stairs to first floor.

### Kitchen

16'1" x 7'8" (4.90m x 2.34m)

Tiled flooring, skinned walls & ceilings with central light fittings, radiator, selection of base units in white shaker style with tile worktops, sink and drainer with mixer tap, window and door to rear.

### Bedroom 1

12'10" x 9'0" (3.91m x 2.74m)

With laminate flooring, smooth walls and textured ceilings with central lighting, window to front, radiator, storage over stairwell with wall mounted boiler.

### Bedroom 2

10'8" x 7'4" (3.25m x 2.24m)

With laminate flooring, smooth walls and textured ceilings with central lighting, window to rear,

### Bathroom

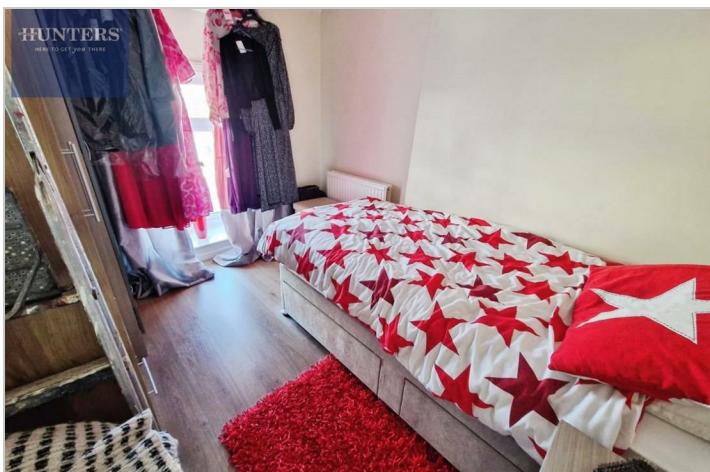
7'2" x 6'11" (2.18m x 2.11m)

With no slip flooring and tiled / skinned walls, textured ceilings with central lighting, 3 piece suite wc, sink and bath with mixer shower, radiator, window to rear.

### Garden

Enclosed rear garden with a concrete hardstand against the rear of the property, steps up to second tier with grass, rear lane access.

Tel: 01656 856118



## Road Map



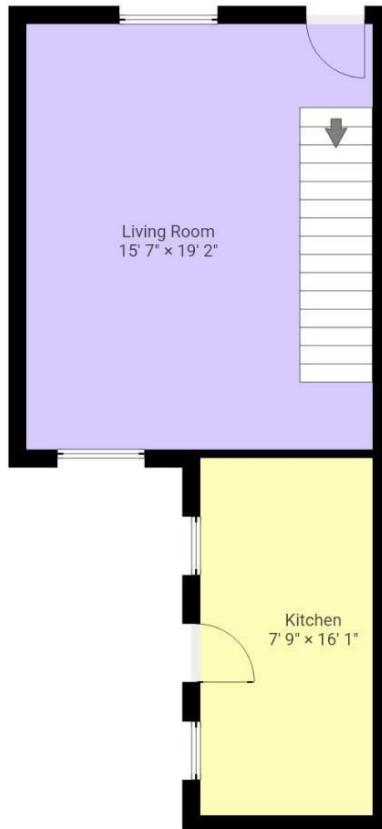
## Hybrid Map



## Terrain Map



## Floor Plan

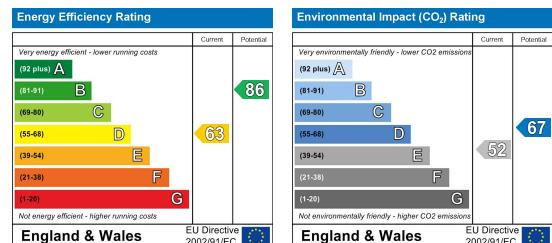


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.