

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fronwen Terrace

Ogmore Vale, CF32 7ES

£675 Per Calendar Month



**\*\*EMAIL ENQUIRIES\*\***Hunters are pleased to bring to the market this 2 BEDROOM TERRACED property found in OGMORE VALE, Bridgend.

Briefly comprising of: LOUNGE / DINING, KITCHEN, CLOAKROOM, 2 BEDROOMS AND BATHROOM upstairs. Enclosed REAR GARDENS.

Found in good order throughout with recent refurbishment to kitchen and decoration throughout.

Rent £675.00pcm  
Bond £775.00

GAS CENTRAL HEATING



## GENERAL

The property is found in Ogmore Vale which is a small valley of around 8,000 population. Located 10 mins from junction 36 of the M4 in South Wales and found in the County of Bridgend. Just a 30-40 min drive can get you to Cardiff or Swansea, and the coast with the mountains and countryside on your door step.

The valley boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs and leisure facilities, all within walking distance.

## ENTRANCE HALL

Which has carpets, skimmed walls & textured ceilings, upvc front door and secondary wood panel doors to:

## LIVING ROOM 19'3" x 14'7" (5.87 x 4.44)

With carpets, skimmed walls & textured ceilings which are covered, two central light fittings, two radiators, power & tv points, UPVC windows to front and rear, window to front, stairs to first floor, under stair cupboard.

## KITCHEN 15'5" x 9'3" Narrowing to 4'11" (4.70 x 2.82 Narrowing to 1.50)

Carpets, skimmed walls & textured ceilings which are covered, central light fitting, selection of base and wall units in cream formica with marble effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric oven and hob with hood, radiator, two UPVC windows to rear garden.

## REAR HALLWAY AND CLOAKROOM 7'11" x 3'11" (2.41 x 1.19)

With carpets, skimmed walls and ceilings, upvc door to rear, door to cloakroom with wc and hand wash basin, radiator, window to side.

## LANDING

Area which is carpeted, skimmed walls and textured ceilings, central light fitting, attic access.

## MASTER BEDROOM 12'2" x 9'2" (3.71 x 2.79)

With carpets, papered walls and textured ceilings, central light fittings, radiator, UPVC window to front, built in wardrobe.

## BEDROOM 11'1" x 7'1" (3.38 x 2.16)

With carpets, papered walls and textured ceilings, central light fittings, radiator, UPVC window to rear views.

## BATHROOM 8'2" x 7'2" (2.49 x 2.18)

Carpets, papered / tiled walls and textured ceilings, central light fittings, 3 piece suite sink, wc and bath with electric shower and glass screen, radiator, UPVC frosted window to rear, airing cupboard with wall mounted combi.

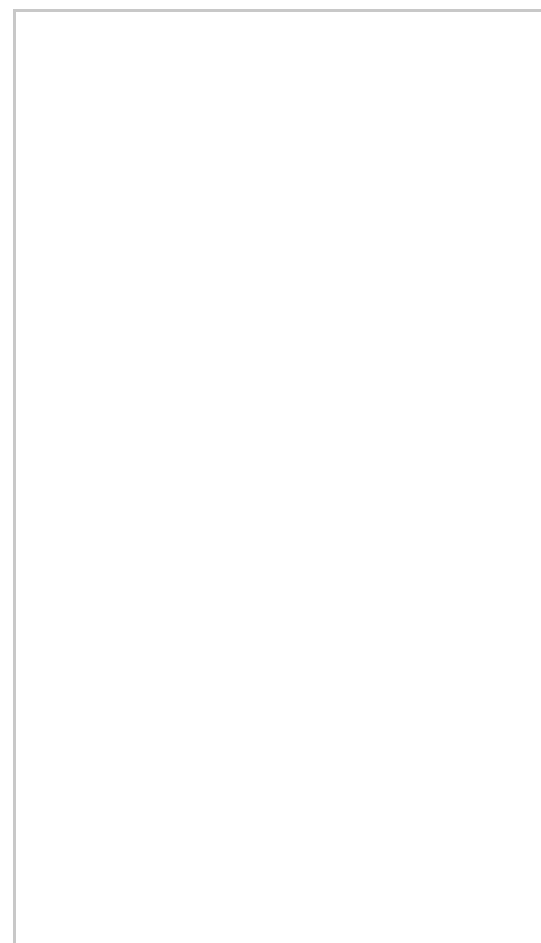
## REAR GARDEN

Enclosed garden, concrete against house with steps up to rear patio area, rear lane access.

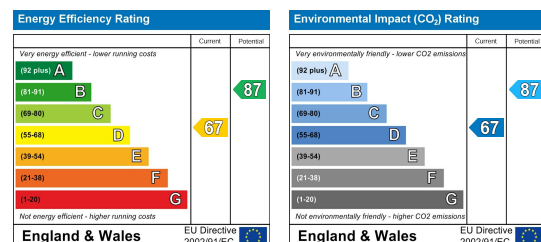
## Area Map



## Floor Plans



## 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.

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