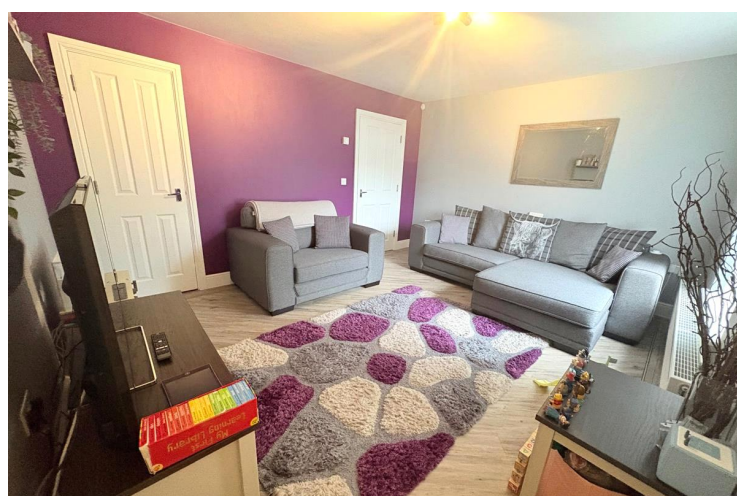
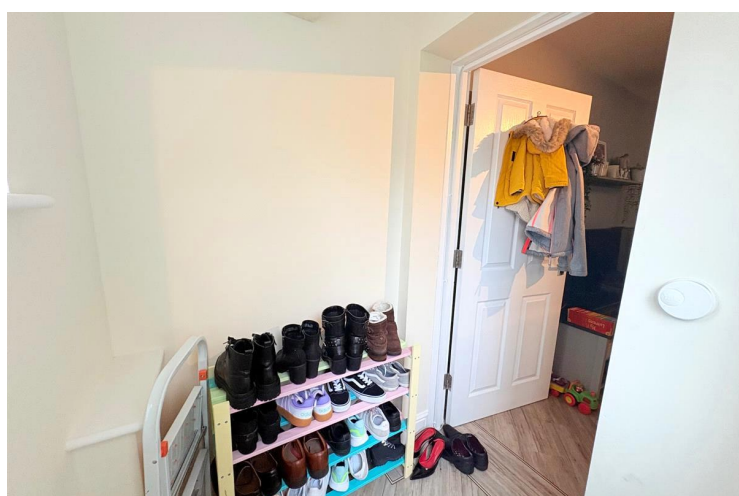




Filas Wessex, High Street, Ogmores Vale, Bridgend

£190,000 Freehold

Modern three-storey property in Ogmores Vale featuring four double bedrooms, a stylish kitchen with integrated appliances, spacious living room, family bathroom, en-suite facilities, ample storage and a low-maintenance astro-turfed garden. Finished in neutral tones throughout. 2 parking spaces at rear

2 Ensuite | 3 Storey | 4 Bedrooms | 8 Miles From M4 | Integrated Appliances | Spacious Living Area | Can be chain free | built in 2016 |

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TURN KEY

This modern and well-presented three-storey property in Ogmores Vale built in 2016 offers spacious, contemporary living, making it an ideal home for families or professionals seeking a stylish and practical living space.

Upon entering through the porch, you are welcomed into a comfortable living room, providing a relaxing space to unwind. The modern kitchen features an attractive grey and white colour scheme, complemented by integrated appliances and a sleek finish. A convenient downstairs WC completes the ground floor.

The second floor comprises two generously sized double bedrooms and a family bathroom, offering a practical layout for family living. The third floor provides two further double bedrooms, including an en-suite WC, with an additional en-suite shower room serving the property.

All four bedrooms are doubles, and the property benefits from ample storage throughout, ensuring plenty of space for everyday living.

Externally, the property features an astro-turfed garden, providing a low-maintenance outdoor space to enjoy throughout the year. There are two allocated parking spaces at the rear of the property.

Finished in neutral cream and white tones throughout, the property offers a bright, clean and modern feel. Tiled wood-effect flooring runs across the ground floor, while the upper floors are carpeted for added comfort.

This property can potentially be offered chain free.

Council Tax Band: C
Tenure: Freehold
Parking options: Driveway, Off Street, On Street
Garden details: Rear Garden

Entrance Porch

w: 1.37m x l: 1.2m x h: 2.12m (w: 4' 6" x l: 3' 11" x h: 6' 11")
White door with frosted glass panels, one white framed window, Light tile flooring, white skirting, cream walls, white ceiling, one light

Living room

w: 3.46m x l: 4.25m x h: 2.26m (w: 11' 4" x l: 13' 11" x h: 7' 5")
White door with silver handle, light wood effect tiled flooring, white skirting, 3 grey walls and one purple, 3 dual plug sockets, one white radiator, one white framed window, light grey painted ceiling, one light fixture

Hallway

w: 1.64m x l: 1.97m x h: 2.23m (w: 5' 5" x l: 6' 6" x h: 7' 4")
White door with silver handle, light wood effect tiled flooring, white skirting, cream walls, 1 dual plug socket, cream painted ceiling, one light fixture

Kitchen

w: 2.93m x l: 3.5m x h: 2.26m (w: 9' 7" x l: 11' 6" x h: 7' 5")
Wood effect tiled floor, white skirting, light grey walls, one white radiator, white framed window, wood effect grey cabinets, integrated oven and stove top, silver sink, white speckled counter top, blue tiled splash back, three dual plug sockets, white painted ceiling, one light fixture

Hall

w: 1.36m x l: 2.17m x h: 2.27m (w: 4' 6" x l: 7' 1" x h: 7' 5")
White door with silver handle, wood effect tiles, white skirting, cream walls, one white radiator, one dual plug socket, single pendant light, back door to garden

W/C

w: 1.35m x l: 1.85m x h: 2.23m (w: 4' 5" x l: 6' 1" x h: 7' 4")
off kitchen white door with silver handle, wood effect laminate flooring white skirting, cream walls, one white radiator, white sink basin, white



toilet, white tiled backsplash with pattern, white ceiling with light fixture

Bedroom 1

w: 3.55m x l: 4.26m x h: 2.24m (w: 11' 8" x l: 14' x h: 7' 4")
white door with silver handle, brown carpet, white skirting, two pink walls two grey walls, 3 dual plug sockets, two white radiators, two white framed windows, white painted ceiling with single pendant light

En-suite

w: 1.25m x l: 1.85m x h: 2.23m (w: 4' 1" x l: 6' 1" x h: 7' 4")
hite door with silver handle, wood effect laminate flooring white skirting, cream walls, one white radiator, white sink basin, white toilet, glass shower with silver shower head, white tiled backsplash with pattern, white ceiling with light fixture

Bedroom 2

w: 2.66m x l: 4.18m x h: 2.23m (w: 8' 9" x l: 13' 9" x h: 7' 4")
white door with silver handle, brown carpet, white skirting, cream walls, 3 dual plug sockets, one white radiators, one white framed windows, white painted ceiling with single pendant light

Bathroom

w: 1.73m x l: 2.18m x h: 2.25m (w: 5' 8" x l: 7' 2" x h: 7' 5")
white door with silver handle, wood effect laminate flooring white skirting, cream walls, one white radiator, one white framed window, white sink basin, white toilet, white bath with silver shower head and taps, white tiled backsplash with pattern, white ceiling with light fixture

Bedroom 3

w: 3.24m x l: 2.25m x h: 2.35m (w: 10' 8" x l: 7' 5" x h: 7' 9")
white door with silver handle, brown carpet, white skirting, cream walls, 3 dual plug sockets, one white radiators, one white framed windows, white painted ceiling with single pendant light

W/C

w: 1.35m x l: 1.75m x h: 2.25m (w: 4' 5" x l: 5' 9" x h: 7' 5")
off bedroom 3 white door with silver handle, wood effect laminate flooring white skirting, cream walls, one white radiator, white sink basin, white toilet, white tiled backsplash with pattern, white ceiling with light fixture

Bedroom 4

w: 2.85m x l: 4.25m x h: 2.05m (w: 9' 4" x l: 13' 11" x h: 6' 9")
white door with silver handle, brown carpet, white skirting, cream walls, 2 dual plug sockets, one white radiators, one Velux window, white painted ceiling with single pendant light



2, Filas Wessex, High Street, Ogmore Vale, CF32 7AE



Total Area: 119.9 m² ... 1290 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	69	82
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.