



4, Fairy Glen  
Bridgend, CF32 7HA

Watts  
& Morgan



## 4, Fairy Glen

Ogmore Vale, Bridgend CF32 7HA

**£160,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautiful three-bedroom terraced property located in the heart of Ogmore Vale. Ideally positioned just a short walk from local amenities and offering convenient access to Bridgend Town Centre and Junction 36 of the M4. The accommodation comprises: entrance hallway, a generous living room, versatile reception room, spacious kitchen with access to the rear garden, a downstairs family bathroom and utility room.

To the first floor: three great sized bedrooms and a large family bathroom. To the second floor, is a lovely versatile attic room which is ideal as a craft/hobby room.

Externally, the rear garden has been designed for low-maintenance enjoyment, featuring a paved patio area, a substantial storage shed and superb far-reaching views across the surrounding mountains.

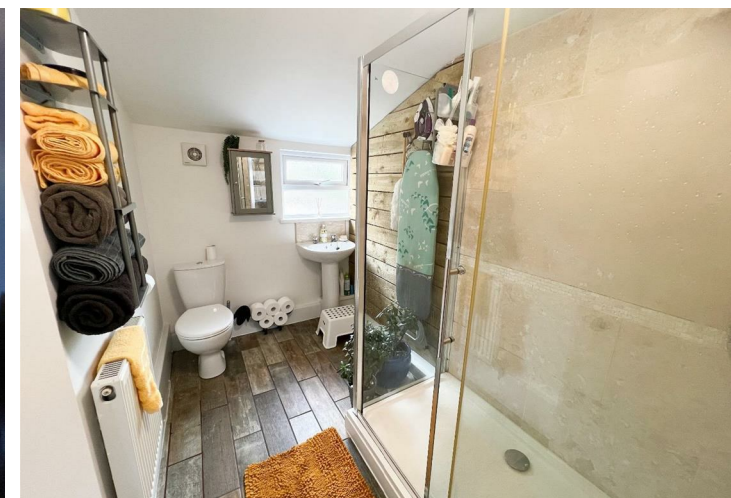
### Directions

- Bridgend Town Centre 9.7 miles
- Cardiff City Centre 27.0 miles
- M4 (J36) 6.8 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door, the property opens into a welcoming entrance hallway featuring attractive patterned tiled flooring, a carpeted staircase rising to the first floor and a useful understairs storage cupboard.

The main living room is a generously proportioned front reception room, beautifully presented with laminate flooring, bespoke built-in shelving and an elegant front-facing box bay window that fills the space with natural light. To the rear, a second reception room offers excellent versatility and warmth, complete with wood-effect tiled flooring, a rear-facing window and a charming multi-fuel burner, creating a cosy yet stylish atmosphere.

At the heart of the home is the well-appointed kitchen, featuring a continuation of the tiled flooring and fitted with a range of coordinating base units complemented by contrasting work surfaces. A side-facing window enjoys lovely views towards the surrounding valley and mountains, while a PVC door provides direct access to the garden. There is also ample space for a freestanding dining table, making the room ideal for both everyday living and entertaining. Integrated appliances include a gas hob, double oven and Belfast ceramic sink.

Leading from the kitchen to the rear of the property is the beautifully presented family bathroom, fitted with a contemporary three-piece suite comprising a large walk-in shower, WC and wash hand basin. The room benefits from wood-effect tiled flooring and a rear-facing window. In addition, there is a practical utility room with tiled flooring, built-in cupboards, stainless steel sink, space for a fridge freezer and a rear-facing window allowing for plenty of natural light.

To the first floor, the spacious landing features carpeted flooring and provides access to the loft hatch with pull-down ladder leading to the second-floor attic room. Bedroom One is a generous front-facing double bedroom with laminate flooring, a large built-in wardrobe and a front-facing window. Bedroom Two is another well-proportioned double bedroom, featuring laminate flooring, built-in shelving and a side-facing window enjoying attractive views across the valley and surrounding mountains. Bedroom Three is a lovely single bedroom with laminate flooring and a front-facing window.

The spacious family bathroom is fitted with a stylish four-piece suite comprising a freestanding bath, WC and twin wash hand basins, finished with cushioned vinyl flooring and a rear-facing window.

To the second floor is a charming and versatile attic room, accessed via the pull-down loft ladder. Filled with natural light from two Velux windows, the space enjoys far-reaching views and features carpeted flooring alongside beautiful exposed wooden beams, creating a warm and characterful retreat ideal for a variety of uses.

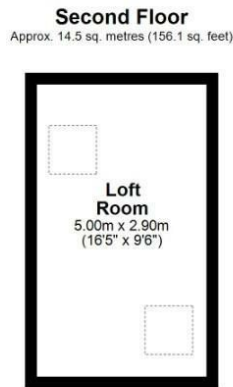
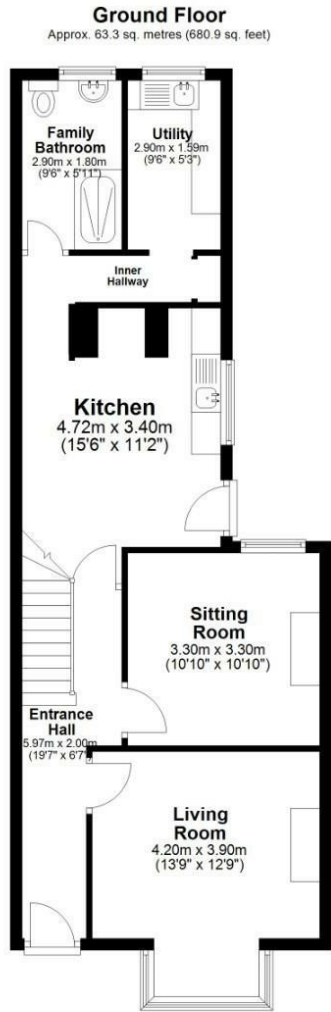
### GARDENS AND GROUNDS

Approached from Fairy Glen, No. 4 offers on-road parking to the front and benefits from delightful mountain views. To the rear, the property boasts a private enclosed garden thoughtfully designed for low-maintenance living, with an attractive patio terrace perfectly positioned for outdoor dining or entertaining, whilst enjoying the beautiful mountainous backdrop. A substantial storage shed further enhances the practicality of this charming outdoor space and is bordered by hedges and walling.

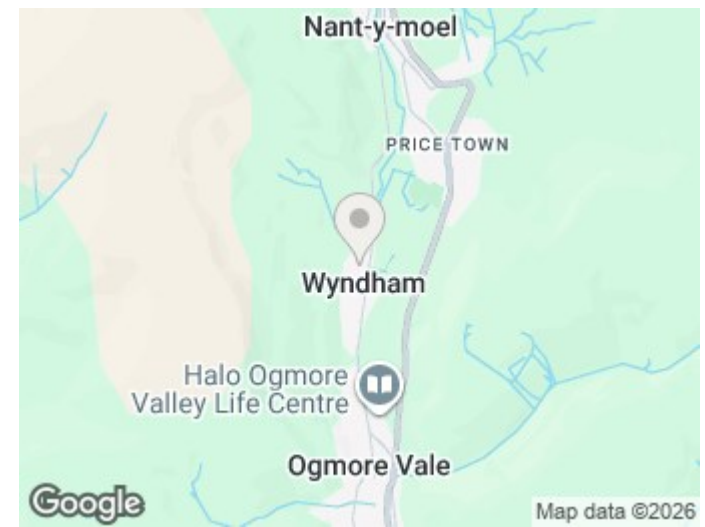
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "B".

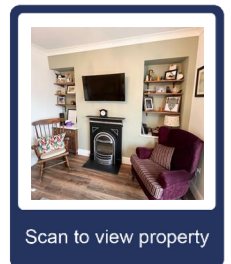




Total area: approx. 125.2 sq. metres (1348.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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