



22, Tynewydd Row  
Bridgend, CF32 7EH

Watts  
& Morgan

# 22 Tynewydd Row

Ogmore Vale, Bridgend CF32 7EH

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**£79,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are offering to the market an ideal investment or first time purchase. A well-proportioned two bedroom end terraced property situated in Ogmore Vale. Within walking distance of local shops, amenities and schools. Close proximity to both Bridgend Town Centre and Junction 36 of the M4. Being sold with no ongoing chain. The property comprises of entrance hall, lounge, kitchen/dining room. First floor landing, two bedrooms and a family bathroom. Externally enjoying on-road parking to the front and a rear courtyard style garden. EPC Rating "D". Chain free.

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## Directions

\* Bridgend Town Centre - 6.8 Miles \* Cardiff City Centre - 24.8 Miles \* J36 of the M4 Motorway -5.2 Miles

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**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Access via a uPVC front door into the entrance hallway with staircase to the first floor.

To the front of the property is the main living room windows overlooking the front.

The kitchen/dining room has been fitted with wall and base units and complementary laminate work surfaces over. There is a stainless steel sink with window to the rear, part tiled walls, vinyl flooring and space for further appliances and a freestanding dining furniture. The kitchen / dining room houses the gas combination boiler and a rear uPVC door leads out to the back.

### FIRST FLOOR

The first floor landing offers built-in storage cupboard.

Bedroom one is a spacious double bedroom with windows to the front.

Bedroom two is a further good sized room with windows to the front.

The bathroom has been fitted with a 3-piece suite comprising of a panelled bath tub with over head shower, WC and wash-hand basin with window to the rear and partly tiled walls.

### GARDENS AND GROUNDS

Approached off Tynwydd Row, No.22 offers on road parking to the front. To the rear is an enclosed low maintenance courtyard style garden with steps leading up to the rear lane providing rear access.

### ADDITIONAL INFORMATION

Freehold. All mains serviced connected. EPC D, Council Tax TBC

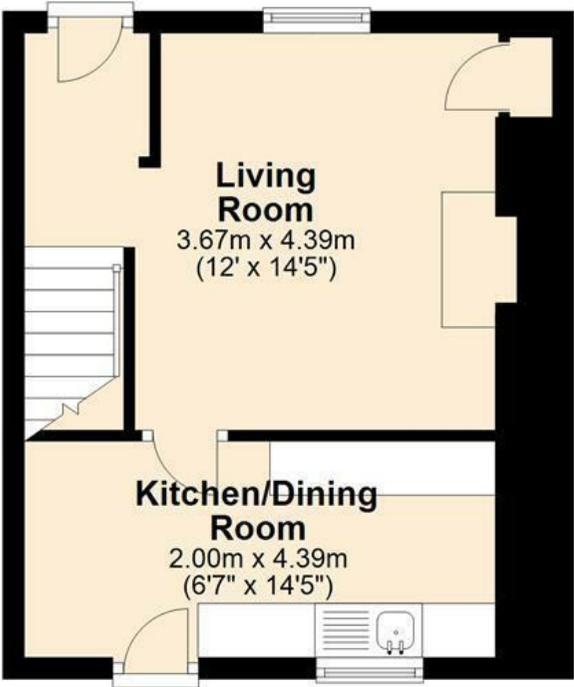
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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

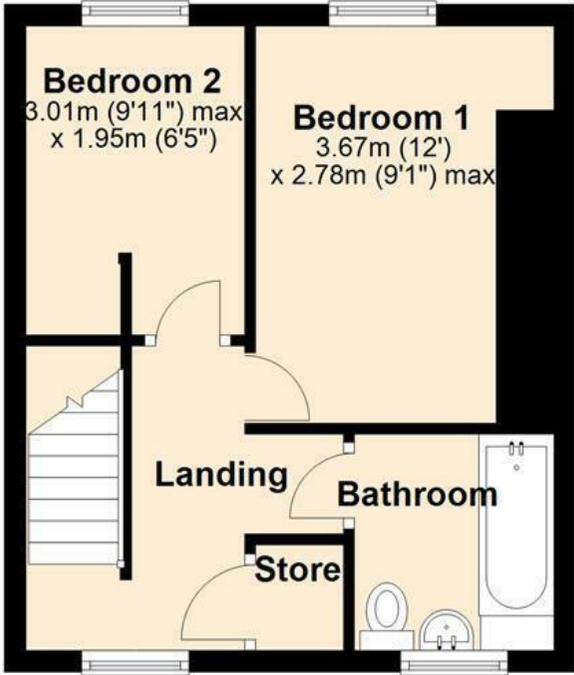
**Ground Floor**

Approx. 28.4 sq. metres (305.6 sq. feet)



**First Floor**

Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



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