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30 Ocean View
Jersey Marine
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£319,950



- Detached
- 4 Bedrooms
- 4 Reception Rooms
- Garage
- Popular Location
- En Suite
- Ideal For M4 & City Centre
- Upvc Double Glazing
- Gas Central Heating
- Cul De Sac Location

Ref: **PRA10584**

Viewing Instructions: Strictly By Appointment Only

General Description

Accommodation

Entrance

Entered via a double glazed, leaded, stained glass door into hallway.

Hallway

Solid ash staircase to first floor, wall mounted alarm, storage cupboard, oak flooring, coved ceiling. Cloakroom off.

Cloakroom/w.c

Off the hallway, low level w.c, wall mounted wash basin, spotlights, extractor fan, oak flooring.

Reception Room (21' 03" x 16' 0") or (6.48m x 4.88m)

Double glazed bay window to the front elevation. Marble effect feature fireplace with wooden surround & gas fire. Coved ceiling, radiator, television point.

Kitchen (13' 11" x 13' 08") or (4.24m x 4.17m)

Range of fitted wall and base units with solid beech work surface and ceramic tile splashback. Double sink & drainer with mixer tap, integrated dishwasher and fridge, built in oven and grill, four ring gas hob with chimney style extractor fan, oak flooring, coved ceiling, Upvc double glazed window at the rear elevation, spotlights.

Second Reception Room (13' 11" x 13' 06") or (4.24m x 4.11m)

Glass panel leading into first reception room, radiator, coved ceiling, television point, archway into sun room.

Sun Room (12' 01" x 9' 09") or (3.68m x 2.97m)

Upvc double glazed window and French doors leading into garden, skylight, tiled floor, radiator, television point.

Utility Room (9' 06" x 5' 09") or (2.90m x 1.75m)

Upvc double glazed window and door to side, integrated freezer, stainless steel inset sink and drainer with mixer tap, ceramic tiled floor, ceramic splashback tiles, coved ceiling, plumbing for washing machine, radiator.

Third reception room (9' 03" x 9' 02") or (2.82m x 2.79m)

Double glazed window to rear elevation, laminate flooring, radiator, coved ceiling, television.

1st Floor Landing

Double glazed window to the front, radiator, coved ceiling, airing cupboard, storage cupboard, access to loft - which is boarded with electricity supply.

Bedroom 1 (16' 01" x 14' 08") or (4.90m x 4.47m)

Upvc double glazed window to front elevation, radiator, coved ceiling, fitted wardrobes and units, television point. Door leading to ensuite shower room

En Suite

Three piece suite consisting of step-in double shower cubicle with glass doors, low level w.c, pedestal hand basin, ceramic splash back tiles, radiator, Upvc double glazed window to side elevation, inset spotlight lighting.

Bedroom 2 (15' 03" x 11' 08") or (4.65m x 3.56m)

Upvc double glazed window to front elevation, radiator, coved ceiling, fitted "Hammonds" wardrobes, television point.

Bedroom 3 (13' 11" x 13' 06") or (4.24m x 4.11m)

Two Upvc double glazed windows to the rear elevation, radiator, coved ceiling, fitted wardrobes and units, television point.

Family Bathroom

Five piece suite consisting of Jacuzzi bath, step in shower cubicle, low level w.c, pedestal wash basin, bidet, radiator, splash back tiles, laminate flooring, coved ceiling, inset spotlight lighting, Upvc double glazed window to the rear elevation.

Bedroom 4 (15' 07" x 10' 10") or (4.75m x 3.30m)

Upvc double glazed window to the rear elevation, radiator, coved ceiling, fitted "Hammonds" storage units, television point.

Garage

Wall mounted boiler, hot water tank.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 ? 1% of Purchase Price. From £250,001 to £500,000 ? 3% of Purchase Price. From £500,001 to £1 million ? 4% of Purchase Price. From £1 million onwards 5% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.