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17 Glyn Street  
Ogmore Vale,  
Bridgend,  
CF32 7AS



## 17 Glyn Street

Asking price **£179,995**

Located in the picturesque Ogmore Valley, this traditional and charming three-double-bedroom home offers generous reception spaces, a beautifully landscaped multi-tiered garden with breathtaking views, and

Situated in the picturesque Ogmore Valley

Charming three-double-bedroom home

Generous reception spaces

Beautifully landscaped multi-tiered garden

Multi-purpose outbuilding, benefiting from power and network cabling

Electric roller door providing access to the rear lane

Perfectly positioned within a short distance of local schools, shops and amenities

Panoramic views of the Ogmore Valley

Viewings highly recommended









Perfectly positioned within a short distance of local schools, shops and amenities, and only a brief drive from J36 of the M4, the property combines convenience with countryside tranquillity. This move-in-ready home features a social kitchen-diner, ground-floor underfloor heating, a utility room with downstairs WC, a well-appointed family bathroom, and an impressive outbuilding ideal for storage or conversion into a home office thanks to existing power and network cabling. The landscaped rear garden has been thoughtfully designed with plumbing to the upper tiers—perfect for a hot tub or swimming pool to enjoy the scenic valley views.

The property is entered through a glazed door into a welcoming inner hallway, with staircase rising to the first-floor landing and doorways leading to both the lounge and dining room. An impressive, generously sized reception room featuring tiled flooring with underfloor heating, stylish wall panelling, and a striking feature fireplace prepared for a log burner, complete with ornate tiled surrounds and an oak beam. A double-glazed window to the front provides elevated views, creating a cosy yet spacious atmosphere. The dining room with a continuation of the tiled flooring from the lounge and hallway, is good-sized reception room offers a sociable flow directly into the kitchen. Benefits include a useful under-stairs storage cupboard and French doors opening onto the front garden patio. The Kitchen has been fitted with a matching range of base and eye-level units with rolled worktops, sleek splashback tiles, and a stainless-steel sink with mixer tap. The kitchen provides ample storage, under-cabinet lighting, and comes complete with a range cooker and complementary overhead fan, as well as a free-standing American fridge-freezer and dishwasher all of which will remain. Tiled flooring continues throughout, with a doorway leading into the utility room. The utility room offers additional worktop space and room for white goods, with tiled flooring, a double-glazed window, and a side door giving access to the garden. An inner doorway leads to the WC, comprising a two-piece suite of low-level WC and wash-hand basin, with fully tiled walls and flooring and a window to the side.

To the first floor landings lead to three double bedrooms and the family bathroom. The main bedroom located to the rear, this excellent-sized double bedroom features laminate flooring, ample space for wardrobes, and a useful alcove currently shelved for additional storage or potential dressing area. A double-glazed window and French door open directly onto the rear garden. Bedroom two is a comfortable double bedroom with carpeted flooring, a window to the front enjoying elevated views, and an alcove suitable for a large wardrobe. Bedroom three is another generous double bedroom with laminate flooring and a front-facing window showcasing the valley views. The family bathroom is a well-appointed three-piece suite comprising a low-level WC, vanity wash-hand basin, and panel bath with overhead shower. Features include fully tiled walls, chrome radiator, touch-sensor mirror light, spotlights set into alcoves, and a window to the rear. Outside the property the front has steps lead to a gated entrance and an elevated patio front garden offering stunning

views and ample space for garden furniture or additional storage. French doors from the dining room open directly onto this attractive outdoor area.

To the rear is a fully enclosed, beautifully landscaped three-tier garden designed to maximise the panoramic valley views. First tier is laid to astroturf with power sockets, steps down to the utility room, and steps up to the next level. Second tier is a generous astroturfed area specifically designed for a hot tub or swimming pool, with plumbing reaching each tier of the garden and uninterrupted scenic views. Third tier is laid to decking, offering a fantastic social space for garden furniture and outdoor entertaining, with exceptional panoramic views. At the top of the garden sits the multi-purpose outbuilding, benefiting from power and network cabling ideal as a home office, gym, games room, or secure storage. An electric roller door provides access to the rear lane. Viewings are highly recommended to appreciate the offer in hand.







## Tenure

Freehold

## Services

All mains services

Council Tax Band B

EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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## Directions

From our office head northwest on Derwen Road. Turn right onto Angel Street/A473. Follow signs for Sarn / A4061. Continue straight to join the A4061. Stay on the A4061 heading towards Ogmere Vale. Follow the A4061 through Bryncethin and Blackmill. Continue straight as the road climbs into Ogmere Vale. Enter Ogmere Vale. Continue along the A4061 (High Street). Turn left onto Glyn Street. Follow the road up the hill. Arrive at 17 Glyn Street, Ogmere Vale (CF32 7AS)

Viewing strictly by appointment  
through Herbert R Thomas

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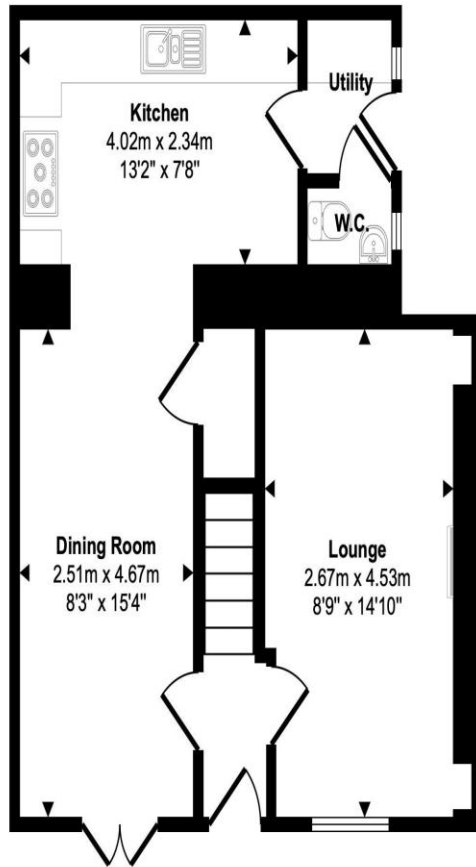
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



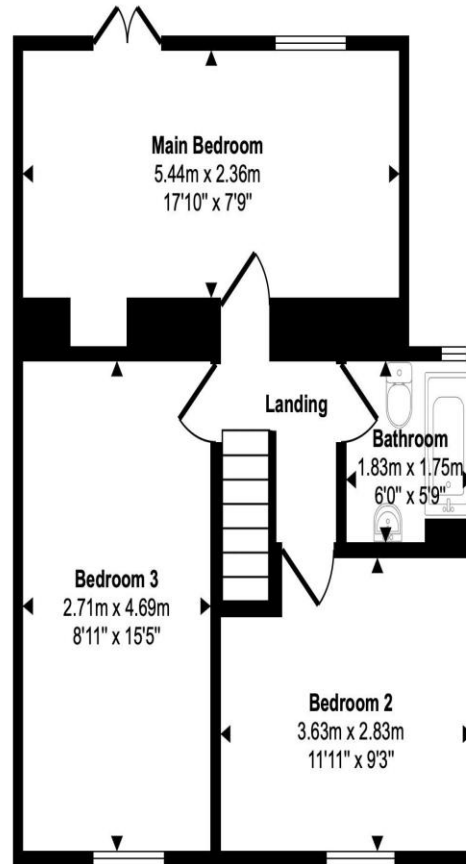




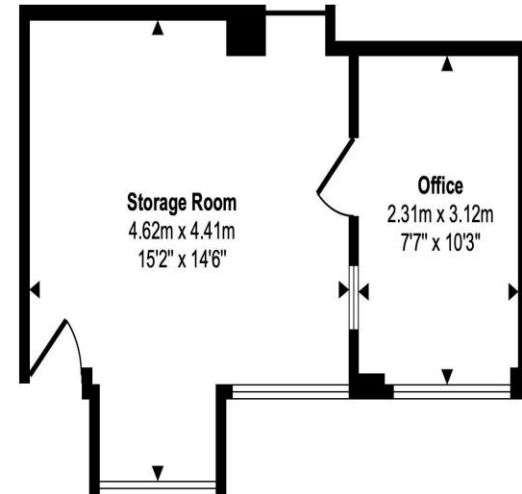
Approx Gross Internal Area  
118 sq m / 1274 sq ft



**Ground Floor**  
Approx 47 sq m / 501 sq ft



**First Floor**  
Approx 47 sq m / 504 sq ft



**Outbuilding**  
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



