



Somerset View Ogmore-By-Sea Bridgend CF32 0PP
£425,000 Freehold

pa black



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Offering stunning panoramic and un-interrupted sea views, this beautiful detached home provides flexible accommodation within walking distance of the beach.

Set over three floors, the accommodation briefly comprises of to the ground floor, an entrance hall with open-riser stairs leading down to the lower ground floor and rising up to the first, cloakroom, contemporary bathroom, office open-plan to the sitting room with sea views, a large walk-in store room that could be incorporated into the fourth bedroom or further reception room also located on this floor. To the lower ground floor is a spacious and light lounge with wood burner, sea views and access to the rear garden, fitted kitchen with walk-in larder and a spacious utility room with access to the front driveway, and a dining room with sea views and direct access to the rear garden. To the first floor are three bedrooms, all with sea views and two with sizeable storage cupboards, one of which offering possible potential to convert to an ensuite.

Outside there is a driveway to the front providing parking for 2/3 cars, whilst to the rear is a deck and paved garden from where you can really enjoy the stunning sea views.

The property benefits from double glazing and gas central heating via a recently renewed combination boiler, and would suit a family either as their main residence or as a holiday home due to its views and proximity to the beaches at Ogmore and Southerndown.

Porch

Entered via an obscure glazed door with matching window to side, tiled floor, hanging/coat space, obscure glazed door and window to the entrance hall.

Entrance Hall.

Open-riser stairs leading to the lower ground and first floors, radiator, doors leading to bedroom 4/reception room, store room, cloakroom, bathroom and office.

Bedroom 4/reception Room

11' 5" max x 5' 3" extending to 8' 4" (3.48m max x 1.60m extending to 2.54m)

Double glazed window to front, radiator, laminate flooring.

Store Room

8' 6" x 5' 7" (2.59m x 1.70m)

Located to the rear of the fourth bedroom, it is currently being used as a large and very useful store room, however it could also be incorporated into the fourth bedroom/reception room which is immediately adjacent.

Office

8' 8" x 6' 8" (2.64m x 2.03m)

Double glazed window to front, radiator, two steps down to:

Sitting Room

15' 9" x 8' 8" (4.80m x 2.64m)

Double glazed door to front, two double glazed windows to side providing sea views, radiator.

Cloakroom

Low level WC and wall mounted wash hand basin.





Bathroom

Contemporary bathroom suite comprising of a low level WC, pedestal wash hand basin and panelled bath with shower screen and shower over, tiled to splashback and shower areas, tiled floor, spotlights, ladder style radiator.

Lower Ground Floor

Hall

Open riser stairs to the ground floor, doors to the lounge and kitchen, obscure and coloured full height window into the lounge.

Lounge

19' 11" x 12' 9" max (6.07m x 3.89m max)

Double glazed window to rear with sea views, double glazed 'French' doors to rear with sea views and giving access to the rear garden, wood burner set into the wall with raised hearth, two radiators, stripped timber flooring.

Kitchen

12' 6" x 9' 4" max (3.81m x 2.84m max)

Double glazed window to rear with sea views, range of floor and wall mounted kitchen units in a cream 'shaker' style with contrasting work surfaces over, tiled splashbacks, one and a half bowl and drainer sink unit with mixer tap over, 4 ring halogen hob, eye-level electric over and grill, tiled floor, spaces for fridge and washing machine, radiator, opening to lobby area with walk-in larder and door to the utility room,



further opening to the dining room.

Utility Room

16' 7" max x 9' 4" narrowing to 4' 4" (5.05m max x 2.84m narrowing to 1.32m)

Approached from the kitchen with steps up to the room itself with part double glazed door and window to the front providing access to the driveway, single bowl and drainer sink unit, space for American style fridge/freezer, washing machine and dryer, storage space, radiator, skylight.

Dining Room

10' 11" x 9' 9" narrowing to 8' 2" (3.33m x 2.97m narrowing to 2.49m)

Double glazed sliding doors to rear with sea views and access to the garden, tiled floor as the kitchen, radiator.

First Floor

Landing

Doors to three bedrooms.

Bedroom 1

12' 10" x 11' 2" (3.91m x 3.40m)

Double glazed window to front with sea views, fitted wardrobes and chest of drawers to one wall, radiator, access to a large built in storage cupboard.



Bedroom 2

12' 9" x 9' 8" (3.89m x 2.95m)

Double glazed window to front with sea views, radiator, access to a large built in storage cupboard.

Bedroom 3

9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed window to front with sea views, radiator.

Outside

Front

Driveway to front providing off-road parking, block and brick boundary walls, access to the main entrance and separate access to the utility room, access to the side timber decked area and a sloping area laid to lawn.

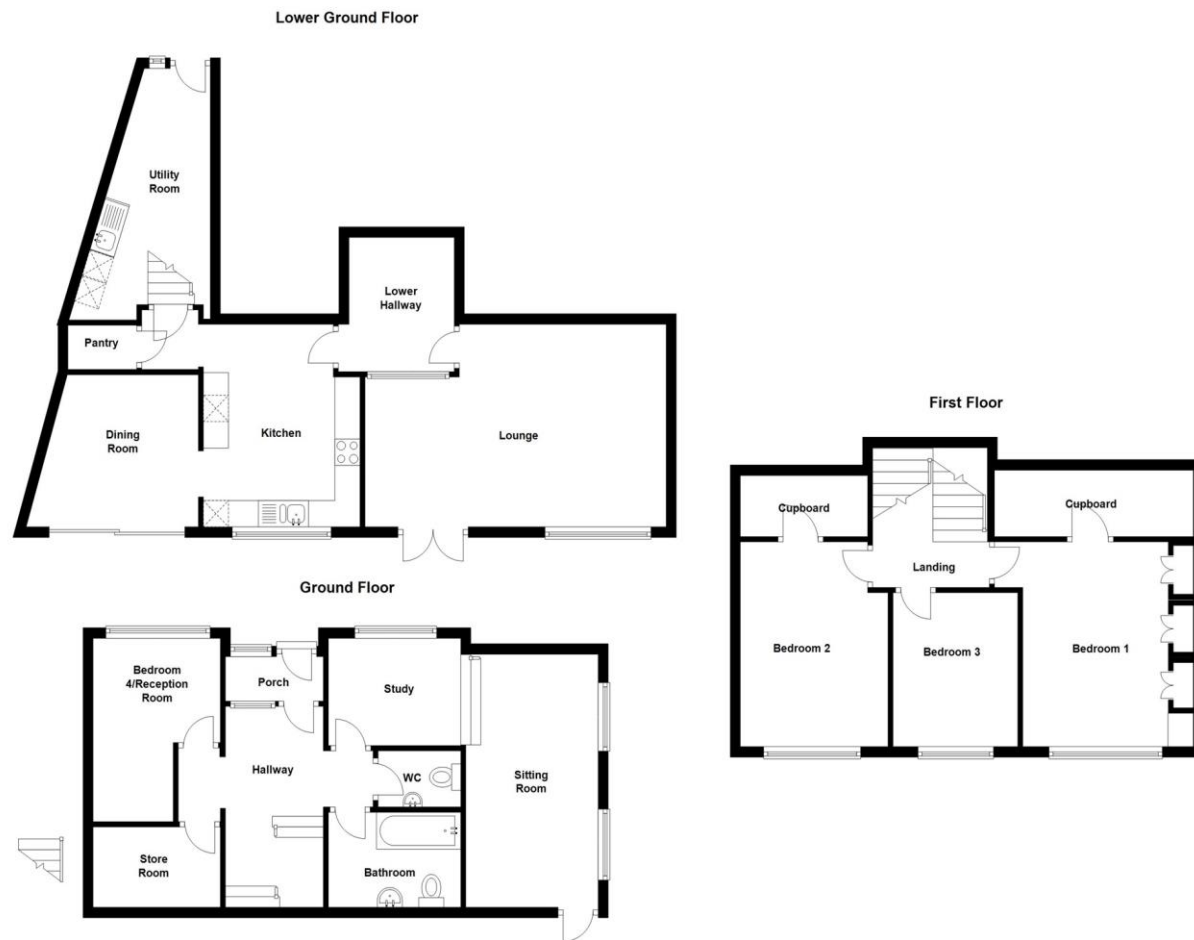
Rear

Veranda style garden laid to timber deck with balustrade and patio area laid to concrete slab. Accessed via the kitchen and lounge, the elevated position of the garden enhances the view and is an ideal spot for alfresco dining and enjoying the stunning sunsets.









52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: Awaited

Property Ref:SDV300434 - 0004



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