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Crompton Way, Ogmores-by-Sea
offers in excess of £450,000

 peter
alan

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About the property

Located in the sought-after Barratt Homes development in Ogmores-by-Sea, this exceptional former show home enjoys an enviable position at the front of the development with sea views from the lounge, study and two bedrooms. Beautifully upgraded throughout, the property benefits from fitted wardrobes to all bedrooms, upgraded kitchen finishes,

The spacious accommodation briefly comprises entrance hallway, lounge, study, cloakroom/WC, dining room, impressive open-plan kitchen/breakfast/family room, utility room, four bedrooms including principal bedroom with en-suite, and family bathroom.

Externally, the property offers driveway parking for 2/3 cars, single garage with additional boarded loft storage, and a beautifully landscaped walled rear garden with colourful planting, patio seating areas, pergola, decorative slate chippings, and a shed.

Conveniently located within walking distance of Ogmores Beach and local amenities, whilst also offering easy access to Junctions 35 and 36 of the M4.

Accommodation

Entrance Hallway

Spacious and welcoming entrance hallway featuring washed oak-effect flooring, staircase to the first floor, and useful storage cupboard for coats and shoes. Doors to all ground floor rooms.

Lounge

20' 9" max x 12' 1" (6.32m max x 3.68m)

Bright and spacious living room with large bay window to the front elevation enjoying attractive sea views and finished with fitted carpets, and two radiators. Accessed via the dining room and the hallway.

Dining Room

10' 7" x 9' 2" (3.23m x 2.79m)

Well-proportioned dining room overlooking the rear garden with ample space for family dining and entertaining.

Study

7' 4" x 7' (2.24m x 2.13m)

Versatile home office or snug positioned to the front of the property with coastal views, fitted carpet and natural light.

Cloakroom

Convenient ground floor cloakroom fitted with WC and corner wash hand basin, tiled splashback. Radiator and continuation of flooring from hallway.

Kitchen/Breakfast/Family Space

20' 3" max x 15' 6" max (6.17m max x 4.72m max)





Impressive open-plan kitchen and family space spanning the width of the property, fitted with upgraded high-gloss units, integrated appliances, including fridge/freezer, dishwasher, 4 ring gas hob, electric oven and stainless steel sink and drainer with French doors opening onto the rear garden. Large under stairs storage cupboard.

Generous space for dining and everyday family living.

Utility Room

Practical utility room with additional storage units and appliance space. Cupboard housing boiler.

First Floor Landing

Carpeted stairs from ground floor. Double doors to airing cupboard housing hot water tank, plus shelving. Loft access which is part boarded for storage. Doors to all first floor rooms.

Bedroom One

12' 8" max x 11' 8" max (3.86m max x 3.56m max)
Two double glazed windows to the front elevation with sea views, further window to the side. Fitted wardrobes. Carpets, radiator and door to en-suite shower room.

En-Suite



Fitted with fully tiled double shower cubicle, w.c wash hand basin with vanity unit. Wood effect flooring and radiator.

Bedroom Two

12' 4" max x 12' 3" up to wardrobes (3.76m max x 3.73m up to wardrobes)
Generous double bedroom positioned to the front of the property with fitted wardrobes, plus additional storage cupboard. Sea views, carpets and radiator.

Bedroom Three

10' 5" x 9' 2" up to wardrobes (3.17m x 2.79m up to wardrobes)
Well-sized double bedroom overlooking the rear garden with fitted wardrobes, carpets and radiator.

Bedroom Four

10' 2" max x 9' 8" max (3.10m max x 2.95m max)
Spacious single bedroom with fitted wardrobes, ideal as a child's bedroom, nursery, or home office. Views over the rear garden. Carpets and radiator.

Family Bathroom



Contemporary family bathroom fitted with bath with overhead shower, wash hand basin with tiled splashback and WC. Obscure glazed window to the rear. Radiator and wood effect flooring.

External

The property benefits from lawned front gardens and a beautifully landscaped walled rear garden planted with a colourful array of flowers, shrubs, and trees. Designed for low maintenance, the garden also features decorative slate chippings, several patios and seating areas, pergola, outside tap, and a shed.

Garage And Driveway

20' 8" x 9' 10" (6.30m x 3.00m)
Driveway parking for two vehicles with potential space for a third car, leading to a single garage benefitting from partially boarded attic storage. Garage has up and over door, light and power plus additional door leading to rear garden.

Additional Information

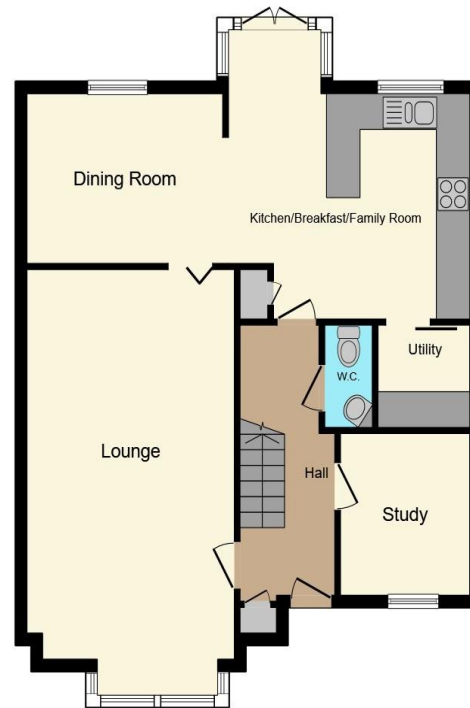
A monthly maintenance fee of £17.56 is paid to Greenbelt Management company who maintains the public open spaces and children's play areas.



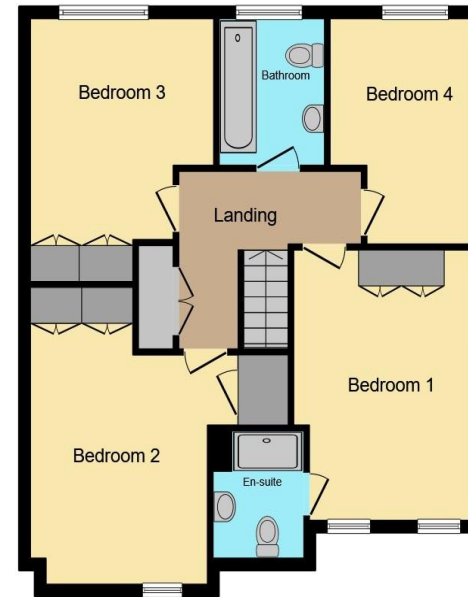


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Ground Floor



First Floor

Total floor area 145.1 m² (1,562 sq.ft.) approx

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