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Crompton Way, Ogmores-by-Sea

offers over £530,000

 **peter
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About the property

Wake up to sea views and unwind with open countryside behind — this beautifully upgraded four double bedroom home offers an exceptional coastal lifestyle.

At its heart is a stylish refitted kitchen with utility room, complemented by a spacious lounge with stunning sea views. The addition of a bright orangery with bi-fold doors creates effortless indoor-outdoor living, while a dedicated study area is perfect for home working.

Upstairs features four generous double bedrooms, including a principal suite with en suite, alongside a sleek four-piece family bathroom.

The landscaped rear garden is designed for both relaxation and entertaining, with porcelain patios, an elevated seating area with glass balustrades, and space for a hot tub.

A double driveway, garage and low-maintenance front garden complete this impressive home.

Accommodation

Hallway

Accessed via part glazed composite door, storage cupboard with sliding doors, doors leading to the cloakroom, living room and kitchen / dining room, vertical radiator, wood effect flooring.

Cloakroom

Push button WC, wash hand basin, walls tiled to half height, wood effect flooring.

Living Room

18' 9" (into bay window) x 12' 7" (5.71m (into bay window) x 3.84m)
Media wall inset with fire, UPVC double glazed bay window to the front with sea view, UPVC double glazed window to side, under stair storage cupboard, radiator, carpeted.

Kitchen / Dining Room

19' 3" x 11' 7" (5.87m x 3.53m)
A contemporary kitchen with units to base and wall height, quartz worktops and acrylic splash backs. Island with cupboards and drawers. Integrated dishwasher, fridge, wine fridge, oven and grill, sink with waste disposal, induction hob with stainless steel extractor hood over, wood effect flooring.
Opening to dining room area with radiators, door to utility room, opening to orangery.

Orangery

12' 4" x 9' (3.76m x 2.74m)
Fully glazed with apex roof, bifold doors leading onto the rear garden, radiators, continuation of wood effect flooring.





Utility Room

10' 2" x 5' 6" (3.10m x 1.68m)
Units to base and wall height with one cupboard housing Ideal boiler, quartz worktops, space and plumbing for washer / dryer, integrated full length freezer and microwave, composite part glazed door leading to the rear garden and door leading to the study. Continuation of wood effect flooring.

Study

9' 9" x 9' 10" (2.97m x 3.00m)
UPVC double glazed window to side, panelled wall, radiator, wood effect flooring.

First Floor Landing

UPVC double glazed window to side, access to loft space, storage cupboard housing water tank, carpeted, doors leading to four bedrooms and bathroom.

Bedroom One

12' 5" x 12' 1" (3.78m x 3.68m)
UPVC double glazed window to front with sea views, panelled wall, door leading to en suite, radiator, carpeted.



En Suite

Shower with tiled surround, vanity wash hand basin unit, tiled walls and floor, UPVC double glazed window to front, WC, ladder style radiator.

Bedroom Two

13' 7" (Max) x 11' 4" (4.14m (Max) x 3.45m)
UPVC double glazed window to the front with sea views, fitted wardrobes with sliding mirror doors, panelled wall, radiator, carpeted.

Bedroom Three

13' 10" x 9' 6" (4.22m x 2.90m)
UPVC double glazed window to the rear overlooking the garden and the field beyond, fitted wardrobe with mirrored sliding doors, panelled wall, radiator, carpeted.

Bedroom Four

11' 8" x 9' 7" (Max) (3.56m x 2.92m (Max))
A further double bedroom with UPVC double glazed window to rear with views of the garden and field beyond, Radiator, carpeted.



Bathroom

UPVC double glazed obscured window, bath with tiled surround, push button WC, pedestal wash hand basin, shower with tiled surround, ladder style radiator, wood effect flooring.

Rear Garden

Beautifully landscaped and easily maintained with various seating areas to enjoy the sea view. Laid to artificial grass, tiles and raised composite decking area with glass balustrade. Pergola with tiled wall and space for hot tub. Cold water tap. Walls and fencing to boundary. Access via gate to the front of the property.

Front Garden

Parking space for multiple vehicles, area laid to artificial grass, gated access to the rear of the property, steps leading to the front door.

Garage

Accessed via roller shutter door, power and lighting.





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Total floor area 149.5 m² (1,609 sq.ft.) approx

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