



Tuskers Point Ogmore-By-Sea Bridgend CF32 0PF

£599,995 Freehold

pa black



Tuskers Point
Ogmore-By-Sea Bridgend Mid
Glamorgan CF32 0PF

Ideally located on the Glamorgan Heritage Coast and within close proximity to the M4, Tusker's Point is perfectly situated to enjoy the best of the beautiful Welsh countryside with the hustle and bustle of city life in easy reach. Take in the stunning surroundings of the Vale of Glamorgan, with a multitude of activities to appreciate and explore the local environment; walk across the stepping stones at low tide over the River Ewenny venturing towards Ogmore Castle or pony trek amongst the sand dunes at Merthyr Mawr. 'The Deeps', a small inlet on Ogmore Beach accessed just off the Glamorgan Coastal Path, is a local secret for sea fishing and Dunraven Bay at Southerndown is a blue flag beach, perfect for a family day out.

Another way to enjoy the beautiful scenery is to visit Southerndown golf course, which arguably has the best views of any golf course in south Wales, overlooking the Bristol Channel. Popular nearby tourist attractions include Dyffryn House & Gardens in St Nicholas, Wiggle's Fun Farm in Bridgend for younger children and Margam Country Park in Neath Port Talbot is a great day out for the whole family. Eating out within the vicinity there are a popular selection of pubs and restaurants to choose from including The Watermill and The Pelican in Ogmore, and Frolics Italian Restaurant in Southerndown.

Further afield, 30 miles lie Swansea and Cardiff, both easily accessible via the motorway.

Ground Floor

Kitchen

18' 4" x 11' 1" (5.59m x 3.38m)

Dining Room

21' 5" x 11' 5" (6.53m x 3.48m)

Snug

11' 1" x 9' 2" (3.38m x 2.79m)

Living Room

18' 5" x 12' 6" (5.61m x 3.81m)

Utility

12' 9" x 6' 3" (3.89m x 1.91m)

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7' 10" x 3' 11" (2.39m x 1.19m)

Cloakroom

4' 3" x 3' 10" (1.30m x 1.17m)

First Floor

Master Bedroom

16' 10" x 12' 9" (5.13m x 3.89m)

En-Suite

10' 7" x 6' 1" (3.23m x 1.85m)

Bedroom Two

12' 10" x 10' 4" (3.91m x 3.15m)

Bedroom Three

11' 7" x 11' 5" (3.53m x 3.48m)

Bedroom Four

10' 9" x 10' 8" (3.28m x 3.25m)

Family Bathroom

10' 8" x 9' 7" (3.25m x 2.92m)

Specification



KITCHEN

Contemporary designed kitchen, with island where applicable, 20mm Silestone worktop surfaces with matching upstands, stainless steel undermounted sink, fully integrated NEFF appliances including single oven, combination microwave, column fridge and freezer, dishwasher and Caple wine cooler, with Elica stainless steel extractor hood. Ceramic flooring to kitchen and wet room areas from the Waterstone Homes range, identified in the brochure by the hatched area.

HEATING, ELECTRICAL & LIGHTING

Spot lights to all bathrooms, kitchen, utility and dressing rooms.

For lighting layout, please see your Sales Negotiator.

Thermally efficient gas central heating with thermostatically controlled radiator valves.

Underfloor heating to all Ground Floors and Lower Ground Floors where applicable.

BATHROOMS, EN-SUITES

Laufen Pro, Hansgrohe and Lux contemporary designed bathrooms, which include designed tiled feature area from the Waterstone Homes range and polished chrome feature towel rail to main bathroom and master en-suite.

Porcelain flooring to kitchen and wet room areas from the Waterstone Homes range, identified in the brochure by the hatched area.

INTERNAL FINISHES

Staircase to the Nash and Sker house types to have combination of glass balustrade and oak handrail.

Staircase to the Breaksea house types to have oak handrail and newels with white painted spindles.

alermo oak internal doors.

Fitted wardrobes to master bedroom suite from the Waterstone Homes range (identified in the shaded area).

Dressing rooms with hanging rail and shelving n Polished chrome ironmongery with chrome light switches and sockets throughout n Real wood burning stove to all properties with chimneys (please refer to your Sales Negotiator for design).

EXTERNALLY

Combination of Bradstone colour 'silver grey', Marley Eternit 'Cedral' Lap Weatherboard (please see your Sales Negotiator for specific plot colours which cannot be changed due to plan



- SITE PLAN -

THE SITE KEY

THE COLHUGH

Bedrooms: 4
Plots: 9 & 11

THE BREAKSEA

Bedrooms: 4
Plots: 10, 12 & 18

THE NASH

Bedrooms: 4
Plots: 14, 15, 16 & 17

THE SKER

Bedrooms: 4
Plots: 13, 19 & 20





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

EPC Rating: Awaited

Property Ref:SDV300601 - 0004



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

