



24 Craig Yr Eos Road

Ogmore-By-Sea, CF32 0PG

Offers Over £650,000

HARRIS & BIRT



A spacious, detached, dormer bungalow enjoying wonderful sea views situated on a substantial plot and located just a short walk from the beach in the popular coastal village of Ogmore-by-Sea. Accommodation briefly comprises: entrance hall, living room, kitchen, shower room, study/bedroom through to conservatory, utility/boiler room/WC, double bedroom and dining room/further double bedroom to the ground floor. Upstairs offers a master bedroom with en suite shower. There a very useable veranda/garden room to the front of the property offering a sheltered place to enjoy the wonderful sea views. Outside enjoys the benefit of a spacious tiered garden and a detached double garage with driveway parking. The property offers plenty of potential to refurbish or extend.

Ogmore by Sea is a small coastal village located where the river Ogmore flows into the Bristol Channel and offering wonderful walks along the Heritage Coastline. Local facilities include a village store, local restaurant Iain & Hilary's by the Sea, newly opened community café, a craft shop and a church. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables who exercise on the large beach. The adjoining village of St Brides Major includes a primary school, post office and general store. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.

- Detached Dormer Bungalow
- Standing in c. 1/4 of an acre
- Veranda/Garden Room
- Within Easy Walking Distance Of The Beach
- EPC Rating - E
- Three/Four Bedrooms
- Detached Garage
- Wonderful Sea Views
- Cowbridge School Catchment

Accommodation

Veranda/Garden Room

The property is entered via part decorative glazed front door into veranda/garden room. Full width window and patio opening onto front garden. Further windows to side and into the house. Tiled flooring. Pendant ceiling light. Step and door into hallway.

Hall 4'9 x 17'10 (1.45m x 5.44m)

Double doors with glazed panels from garden room into central hall. Fitted carpet. Radiator. Pendant ceiling light. Doors to all ground floor rooms. Stairs to first floor.

Living Room 16'8 x 12'2 (5.08m x 3.71m)

Decorative glazed door from hall into living room. Feature bay window overlooking garden offering wonderful sea views. Further window into garden room. Fitted carpet. Radiator. Pendant ceiling light.

Kitchen 13'2 x 13'10 (4.01m x 4.22m)

Decorative glazed door from hall into kitchen. Modern fitted kitchen with features to include: range of base units with laminate worktops over and tiled splashbacks. Inset single bowl sink with curved mixer tap, hand wash pump dispenser. Draining grooves. Space for freestanding electric oven. Space for freestanding fridge/freezer. Understairs storage cupboard. Window overlooking front. Further window to side into courtyard. Tiled flooring. Part tiled, part tongue and groove wood panelled walls. Radiator. Strip ceiling light. Opening through to rear store room.

Store Room 2'11 x 5'11 (0.89m x 1.80m)

Range of shelving. Obscure glazed window to rear. Radiator. Tiled flooring. Space for coats. Ceiling strip light. Part glazed decorative door to outside courtyard.

Shower Room 5'6 x 8'1 (1.68m x 2.46m)

Walk in shower with wall mounted, mains connected

shower, folding seat and glazed screen with shower curtain. Wall mounted wash hand basin with mixer tap. Low level, dual flush WC. Non-slip flooring. Decorative PVC panelled walls. Obscure glazed window to rear. Vertical towel warmer/radiator. Pendant ceiling light. Extractor fan.

Study/Bedroom Four 9'6 x 10'6 (2.90m x 3.20m)

Currently in use as a bedroom. Pedestal wash hand basin with taps and tiled splashback. Fitted carpet. Radiator. Pendant ceiling light. Obscure glazed door to rear conservatory.

Rear Conservatory 12'3 x 9'7 (3.73m x 2.92m)

Glazing to two sides with patio door opening onto rear courtyard. Polycarbonate roof. Tiled flooring. Wall lights. Glazed window to utility room.

Bedroom Three 15'10 x 12'5 (4.83m x 3.78m)

Window to side. Fitted carpet. Radiator. Pendant ceiling lights.

Dining Room/Bedroom Two 10'4 x 13'8 (3.15m x 4.17m)

Large triple window overlooking the front offering sea views. Further window into garden room. Fitted carpet. Radiator. Pendant ceiling light. Currently in use as a bedroom but would also make an ideal dining room.

First Floor

Landing

Half turn staircase leading up to first floor landing. Fitted carpet. Pendant ceiling light. Velux roof window. Eaves storage space. Door to bedroom one.

Bedroom One 15'1 x 14'5 (4.60m x 4.39m)

Large window overlooking the front offering wonderful sea views. Run of fitted wardrobes with mirrored doors. Door to eaves storage space. Fitted vanity unit containing single

bowl sink with taps, storage under and wall mounted electric tap. Fitted carpet. Radiator. Pendant ceiling light with fan. Door into en suite shower room.

En Suite 5'5 x 3'11 (1.65m x 1.19m)

Fully tiled corner shower cubicle with Triton electric shower and folding doors. Low level WC. Exposed wooden floor boards. Pendant ceiling lights. Fully tiled walls.

Outside

Five bar gate offers access from the lane onto a brick laid driveway with parking for several cars leading to detached double garage - up and over door, light and power. Brick laid path leads to the front door with steps down onto a spacious lawned wrap around garden tiered to a lower level of lawn with walled boundaries and mature planted hedging and shrubs. The garden offers wonderful sea views and is perfect for entertaining. Brick paving takes you all the way around the side of the house offering access to the rear courtyard with walled boundaries and access to the rear conservatory. Side gate into further courtyard giving access to the kitchen and a brick built outside WC and access to the utility room.

Utility Room

Plumbing for washing machine. Window into rear conservatory and further window to side. Wall mounted Baxi gas combination boiler. Concrete floor. Pendant ceiling light. Electric power points.

Services

All mains services are connected. Gas central heating via combination boiler housed to outside utility. UPVC double glazing throughout.

Directions

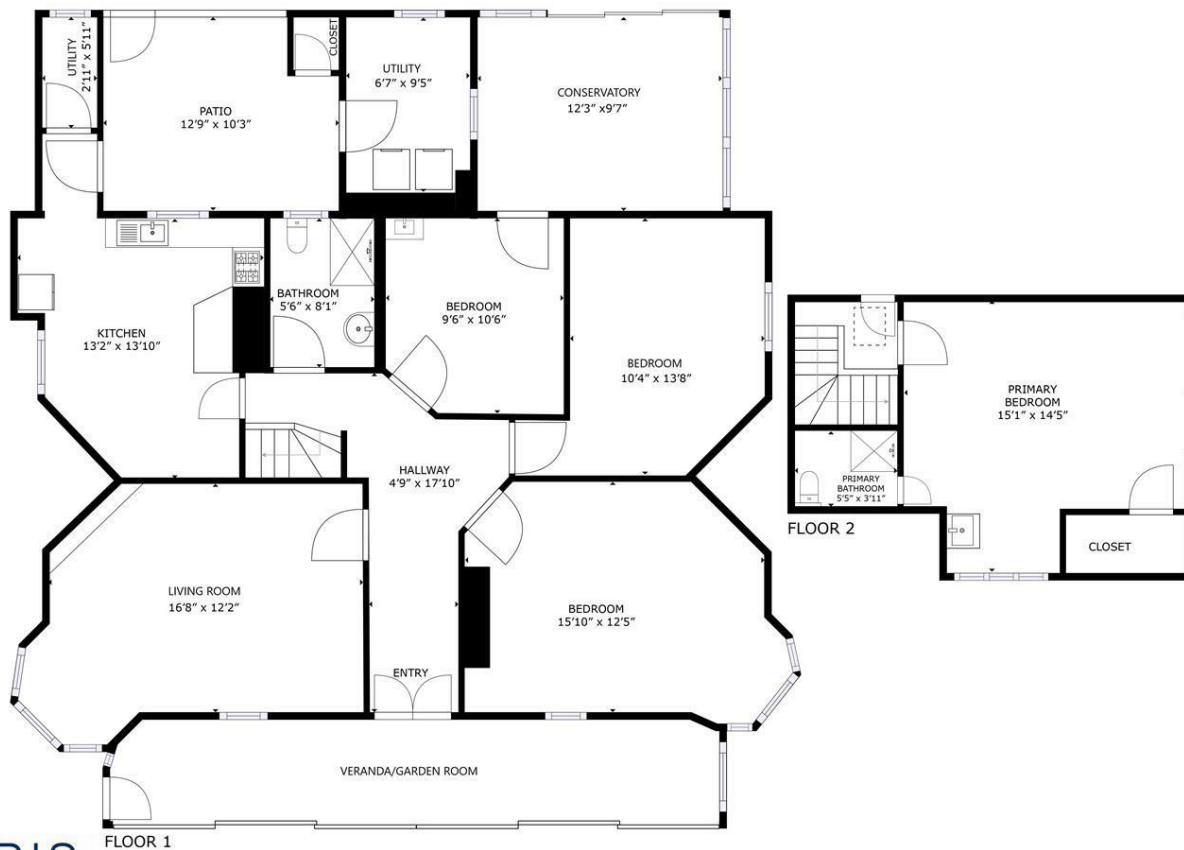
Entering Ogmore By Sea with the river mouth on your right take the 2nd turning right onto Craig Yr Eos Road. Continue down the hill as far as you can go and number 24 is on your left hand side.











HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1,256 sq. ft. FLOOR 2: 275 sq. ft.
TOTAL: 1,531 sq. ft.
EXCLUDED AREA: PATIO: 130 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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