



**hrt**

herbert r thomas

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19 Ogmore Drive  
Nottage,  
Porthcawl,  
Bridgend,  
CF36 3HR



## 19 Ogmore Drive

Asking price **Guide Price**  
**£359,950**

Set on a generous plot is this charming three-bedroom detached property with detached garage, ample off-road parking and situated in the sought-after Nottage village in the seaside town of Porthcawl, being sold with no onward chain and is conveniently located within close distance to the stunning Rest Bay Beach, West Park Primary School and local shops

No onward chain

Detached garage with impressive off-road parking

Located in the desirable Nottage village, Porthcawl

Short distance to Rest Bay Beach, West Park Primary School and local shops

Enclosed low-maintenance garden

Three spacious double bedrooms

Two generous reception rooms

Close proximity to Junction 37 of the M4

Corner Plot

See 360 virtual tour to appreciate offer in hand









This well presented home features three generous bedrooms, detached garage, ample driveway and potential to extend subject to planning permission. Situated close to Junction 37 of the M4 it provides easy access for commuters and is a short drive from Porthcawl Town Centre.

The property is entered through a partially glazed UPVC door into a bright and airy entrance porch with double glazed windows to the front and side. This leads to an inner hallway featuring a staircase to the first-floor landing and access to the lounge, dining room and WC. The WC has been fitted with a two-piece suite comprising; a low-level WC and a wash hand basin. There is a frosted double glazed window to the side.

The lounge is an inviting reception room with dual aspect double glazed windows to the front and rear that allows lots of natural light to pour into the room and also features a charming fireplace.

The dining room is also a well-proportioned room which offers plenty of space for a large dining table and chairs with a double glazed window to the front and a doorway leading to the kitchen.

The kitchen has been fitted with a matching range of base and eye-level units with a stainless steel sink with a mixer tap, induction hob and built in oven, integral dishwasher and microwave, plumbing for one appliance and space for fridge, freezer, splashback tiles, double glazed window and door to the rear and a handy pantry/storage cupboard.

To the first-floor landing there is a loft inspection point and doorways to three spacious bedrooms, family bathroom/showroom and a large airing cupboard.

The main bedroom is an impressive double room featuring built-in wardrobes and a bay window to the front.

The second bedroom is another generous double room with a double glazed window to the front whilst the third bedroom also a double includes built-in storage and a double glazed window to the rear offering lovely garden views.

The family bathroom/shower room is elegantly appointed with a four-piece suite comprising a low-level WC, wash hand basin, bidet and shower suite with fully tiled walls and a frosted window to the rear.

To the front of the property is an impressive driveway providing ample off-road parking for multiple vehicles a detached garage and gated side access leading to the garden.

The rear garden is fully enclosed and designed for low maintenance featuring a patio area with decorative chippings and shrubs.

Additionally there is a spacious side section of the garden, perfect for a storage shed or potential extension of the property subject to planning permission.

Viewings highly recommended.

Additionally you can view our 360 virtual tour which allows you to navigate the property from the comfort of your own home.





### Directions

From junction 37 of the M4, follow the A4229 heading towards Porthcawl, going straight over the first roundabout and bearing right at the second roundabout, follow the road approximately another 2 miles until you hit the third roundabout where you bare right into Nottage and take the next right into the village, follow the road through the village turning right at the T-junction and heading up West Road turn right onto Ogmore Drive where the property will be found on the left hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band E  
EPC Rating C

71504 939 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
19 Ogmore Drive Porthcawl CF31 2HL	Energy rating <b>C</b>	Valid until: 7 May 2034 Certificate number: 9288-3037-1205-0364-7208
Property type	Detached house	
Total floor area	96 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See <a href="#">how to improve this property's energy efficiency</a> .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D, the average energy score is 60.		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9288-3037-1205-0364-7208/print>

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Viewing strictly by appointment through Herbert R Thomas

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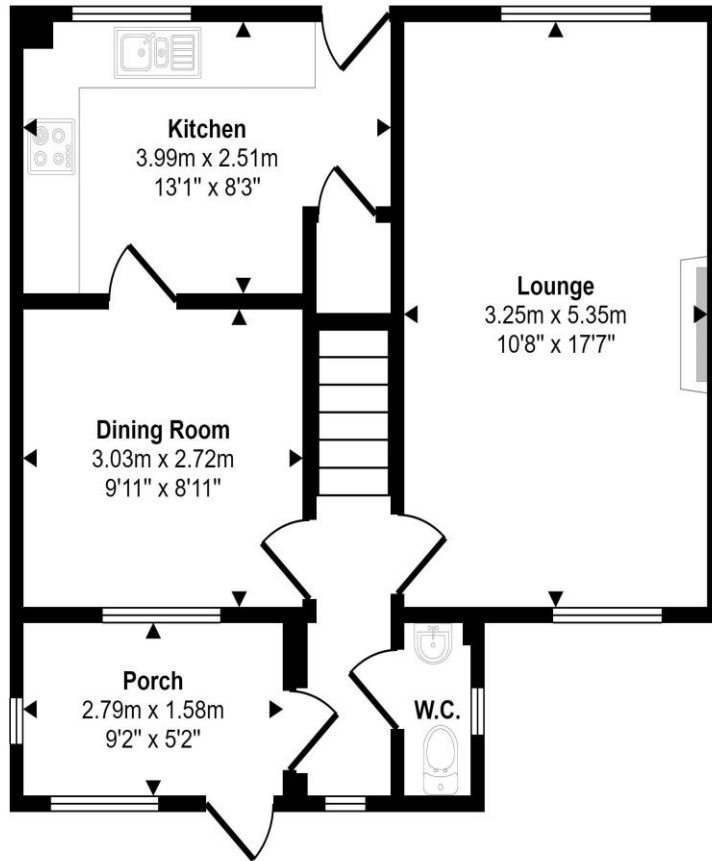
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



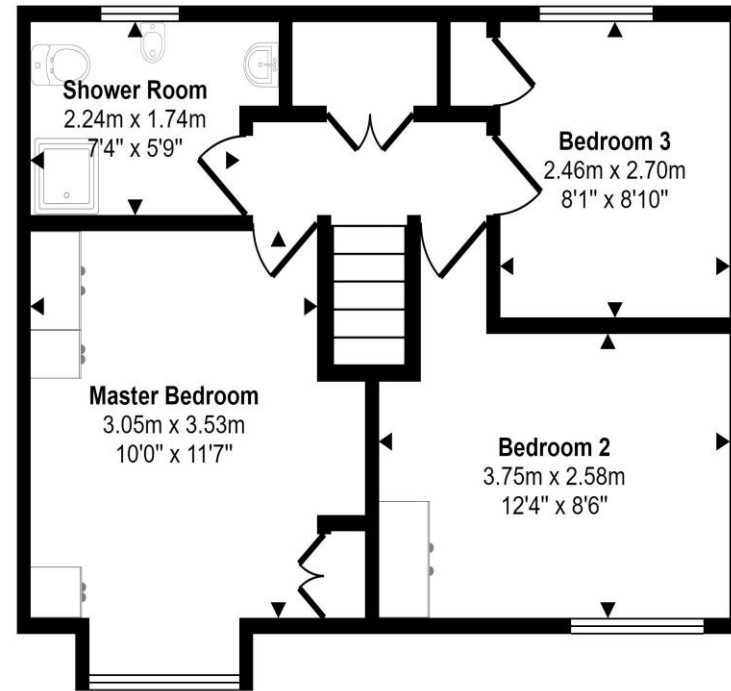




Approx Gross Internal Area  
89 sq m / 963 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft



First Floor  
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



