

An aerial photograph of a residential street. In the foreground, a white motorhome is parked in a brick-paved driveway of a two-story brick house. A white car is parked on the street in front of the house. The house has a brown tiled roof and a small porch. To the right of the house is another similar brick house. The street is paved with asphalt and has a brick wall along the curb. In the background, there are many other houses in the neighborhood, and a body of water is visible in the distance under a blue sky with some clouds.

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

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# 18 Ogmore Drive

Asking price **£470,000**

This stunning four-bedroom family home on a generous corner plot with open plan kitchen/dining area, utility room, downstairs WC, south facing garden and nestled in the desirable Nottage Village of Porthcawl just a short stroll from Rest Bay Beach, local schools, shops and amenities.

Generous corner plot with ample off-road parking

Beautifully landscaped south-facing garden

Impressive open-plan kitchen, dining family room with a log burner

Sleek stylish kitchen with granite worktops

Separate utility and storage rooms for added convenience

Private lounge with garden views

Prime Nottage Village location, short distance to Rest Bay Beach

Easy access to local schools, shops and amenities









Located in the highly sought-after Nottage Village of Porthcawl, this beautifully presented four-bedroom detached property is perfect for family living. Set on a spacious corner plot, fully landscaped south-facing garden, ample off-road parking, an impressive open-plan kitchen / dining / family room sets the scene for modern living, complemented by a cozy lounge and just minutes from West Park School and the stunning Rest Bay Beach, this property offers convenience, style and a superb location.

The property is entered via a partially glazed front door into the entrance hallway with a handy storage cupboard and stairs to the first floor landing. A connecting inner hall provides access to the kitchen and downstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising; low-level WC and vanity wash handbasin with half-tiled walls and ornate tiled flooring. The kitchen has been beautifully designed with a matching range of base, wall and drawer units with sleek granite worktops over and comprises; sink with mixer tap, built-in five burner gas hob with overhead extractor fan, built-in eye-level oven and grill, integrated dishwasher and space for a large fridge/freezer. There is a wrap-around island, KAG glass splashbacks, features under-cabinet lighting for added ambiance. The open-plan layout flows into a spacious family and dining area, perfect for social gatherings. This bright and airy space benefits from a feature log burner, Velux windows, UPVC double glazing windows and a UPVC double glazing door leading directly to the south-facing garden. The generously sized lounge is separated from the family room by

two wooden glazed doors offering flexibility to create either an open, social space or a cozy private retreat and features a gas coal-effect fireplace and a large double-glazed window overlooking the garden. The adjacent utility room matches the kitchen's cabinetry and includes plumbing for appliances and extra storage space, with access to a store room and a side door to the garden.

To the first floor landing doors lead to an airing cupboard and four well-proportioned bedrooms. The main and second bedrooms are spacious doubles with garden views. Bedroom three currently used as a dressing room can also accommodate a double bed. Bedroom four is a comfortable single room. The family bathroom has been fitted with a three-piece suite

comprising; corner WC, a vanity wash handbasin and a bath with an overhead shower.

To the front of the property offers ample parking space on a large driveway with brick boundary walls. The south-facing rear garden has been beautifully landscaped, featuring non-slip porcelain tiles with room for garden furniture, separate astroturf area, storage section with a shed and all within a fully enclosed setting with gated side access.

Viewings are highly recommended.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band F  
EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

# AWAITING EPC

## Directions

From Junction 37 of the M4, take the A4229 exit toward Porthcawl. Continue on A4229, following signs to Nottage. Once in Nottage Village continue to travel West Road and take a turn right onto Nottage Meadows, continue on till you take a right hand turning onto Ogmore Drive where the property can be found on the right hand side.

Viewing strictly by appointment  
through Herbert R Thomas

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Approx Gross Internal Area  
127 sq m / 1366 sq ft



Ground Floor  
Approx 78 sq m / 839 sq ft

First Floor  
Approx 49 sq m / 527 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.



