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herbert r thomas

11 Crompton Way
Ogmore-By-Sea, Bridgend,
Bridgend, CF32 0QF

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11 Crompton Way

Asking price **£499,950**

This generous contemporary four double bedroom detached property is found on the sought-after Crompton Way with a south facing garden overlooking the sea, Heritage Coast, Ogmore by Sea and the North coast of Devon and beyond.

Sought after location

Close proximity to the beach

Outstanding sea views overlooking
Porthcawl and North Devon beyond

Southerly facing rear garden

Off-road parking

Garage

Ensuite

Viewing is highly recommended





Located on the sought-after Crompton Way is this generous four double bedroom detached property with southerly facing rear garden giving outstanding sea views overlooking the Heritage coastline, Porthcawl and North Devon.

The property is entered via a composite door into entrance hallway with Amtico flooring, staircase rising to first floor landing, useful storage cupboard and doorways to the kitchen/diner and lounge. The lounge is a light and airy space with twin windows to the front and large French doors overlooking the southerly facing rear garden and sea views beyond. The kitchen/diner has a continuation of the Amtico flooring from the hallway, twin windows to the front and PVCu double glazed window overlooking the southerly facing rear garden. The kitchen is fitted with a matching range of base and eye level units with square top workspace over. Integrated appliances include dishwasher, fridge/freezer, four ring ceramic hob with glass splashback and extractor hood over and microwave oven. There is a 1 1/2 bowl sink unit and a doorway into the utility room. The utility room has a double glazed door to the rear, a range of fitted units, splashbacks, a continuation of the vinyl flooring, plumbing and space for two appliances and the boiler. A doorway leads to the downstairs cloakroom which has been fitted with a two piece suite comprising of pedestal wash hand basin and close coupled WC.

Upstairs to the first floor the landing has a loft inspection point, door to airing cupboard housing pressurised hot

water system and doorways leading to all bedrooms and the family bathroom. The bathroom has been fitted with a three-piece suite comprising a bath with independent electric shower over, close couple WC and pedestal wash hand basin. There is a PVCu double glazed window to the rear, half height tiling to walls and Amtico flooring. Bedroom four is a single room with PVCu double glazed window to the rear. Bedrooms two and three are generous double rooms with twin windows to the front. The master bedroom has a PVCu double glazed window to the rear with outstanding south-west sea view and a further doorway leading to ensuite shower room. The shower room has been fitted with a three-piece suite comprising of pedestal wash hand basin, close coupled WC and double shower cubicle.

There is half height tiling to walls and PVCu obscure glazed window to rear.

Outside to the front of the property there is a small courtyard garden enclosed by wrought iron railings. To the side of the property is a double width driveway ahead of the single garage. To the rear of the property is a southerly facing tiered garden with outstanding sea views looking towards Porthcawl and North Devon beyond. The garden is laid to two levels one with lawn and gravel and mature mixed plants and shrubs and the second to a patio area.

Viewings on the property are highly recommend to appreciate the many qualities it has to offer.





Tenure

Freehold

Services

All mains

Council Tax Band F

EPC Rating B

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.

11/3/2024 4:54 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1. Completion date Valid until 21 July 2028	Energy rating B	Valid until 21 July 2028
Property type Detached house		Certificate number 8706-7133-4570-7322-7926
Total floor area 112 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/handbook/tenants-letting-property>.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D.
the average energy score is 60.

Directions

From the Bridgend office head North on Derwen Road then left onto Boulevard De Villenave D'Ornon. At the roundabout, take the first exit onto Tondur Road. Continue onto A473. Turn right onto Ewenny Road and right again onto Ogmores Road signposted "Ogmores-by-Sea". Drive into Ogmores-by-Sea and turn sharp left into Crompton Way. Follow the road around to the left where you will find the property on the left hand side.

Viewing strictly by appointment
through Herbert R Thomas

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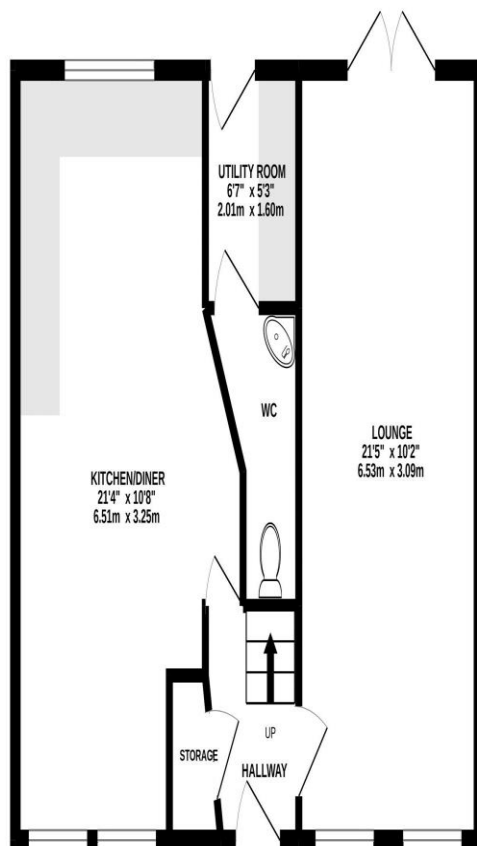
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

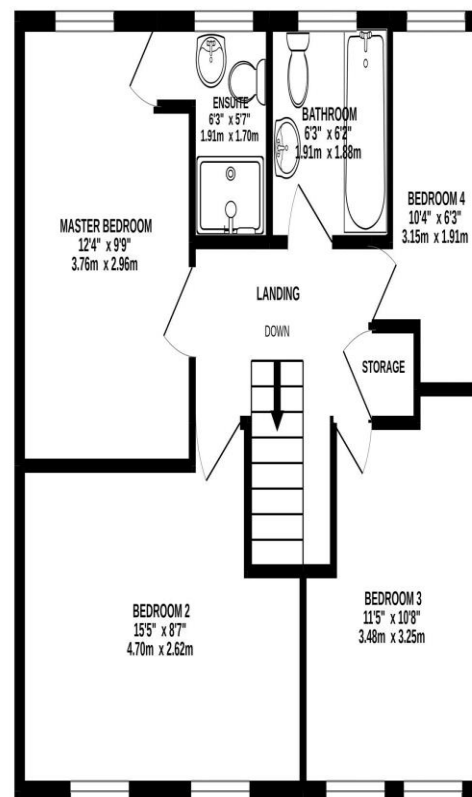
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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