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herbert r thomas

34 Crompton Way  
Ogmore By Sea, Vale of  
Glamorgan, CF32 0QF

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## 34 Crompton Way

Asking price **£475,000**

Well presented, modern, four double bedroom detached family home in a quiet cul-de-sac position with partial coastal views.

Modern detached four double bedroom home in sought after, coastal village

Entrance hall, front living room, kitchen dining room, utility room and downstairs cloakroom

4 double bedrooms, en-suite shower room and family bathroom

Double parking and integral single garage

Lawned and paved rear garden

Coastal views to front

Quiet cul de sac position

Early viewing recommended





Well presented, modern, four double bedroom detached family home in a quiet cul-de-sac position with partial coastal views.

Composite door to entrance HALLWAY (11' x 6'2"), spindled staircase to first floor with understairs cupboard. LIVING ROOM (19'9" into bay x 11'), fitted carpet, wide Upvc double glazed front bay with partial coastal view. Rear KITCHEN DINING ROOM (17'2" x 15'2" max), kitchen area with range of high gloss base and wall cupboards, timber effect worktop with inset one and a half bowl stainless steel sink and drainer, integrated

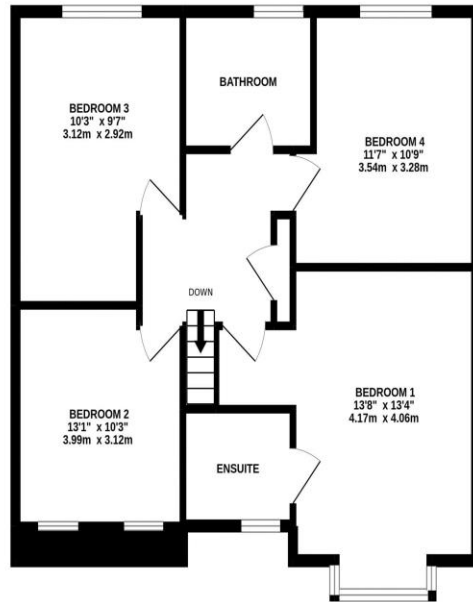
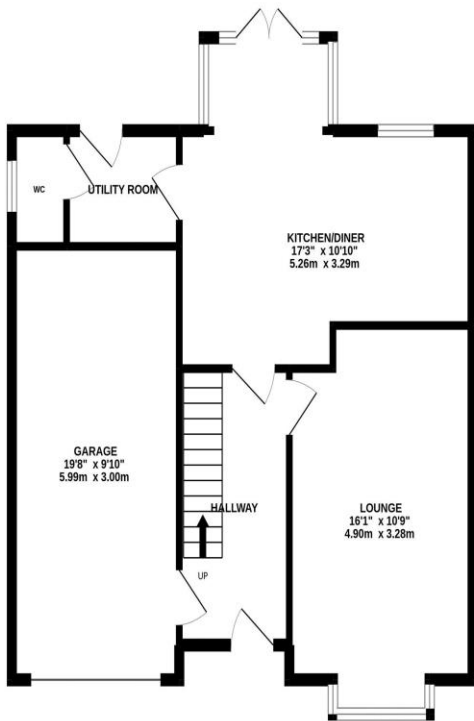
single oven, gas hob and extractor, dishwasher and fridge freezer, double glazed window to rear elevation, timber effect floor extending into dining area with full length windows and french doors to rear garden. UTILITY ROOM (6'7" x 5'3"), range of matching base and wall cupboards, timber effect worktop with washing machine and space for tumble dryer, door to rear garden. CLOAKROOM (5'3" x 3'2"), timber effect floor, modern white low level WC, corner pedestal basin with tiled splashback, frosted double glazed window.

First floor LANDING, fitted carpet and loft hatch, airing cupboard containing pressurised tank. BEDROOM 1 (13'8" x 13'5" max), double glazed window to front elevation with coastal view. Door to EN-SUITE SHOWER ROOM (6'8" x 5'4"), modern white suite including pedestal basin, low level WC and fully tiled shower cubicle with glazed entry door. BEDROOM 2 (10'3" x 13'1"), double glazed windows to front coastal elevation and fitted carpet. BEDROOM 3 (9'10" x 10'3"), fitted carpet, double glazed window with rural view to rear. Double BEDROOM 4 (10'7" x 11'8"), fitted carpet, double glazed window to rear garden. FAMILY BATHROOM (6'2" x 7'1"), white suite including panelled bath, low level WC and pedestal wash hand basin with tiled splashback, frosted window to rear.

To the front of the property are two tarmacaded parking spaces with access to integral single GARAGE (19'7" x 10'), power, light and wall mounted 'Ideal' mains gas combination boiler. Gated side path to rear garden, paved and lawned with rural views to side.

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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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### Directions

From Cowbridge travel west along the A48 at the bottom of crack hill, turn left and travel through the villages of Corntown and Ewenny, at the T-junction turn left then the first right signposted Ogmore By Sea and Southerndown. Travel into the village of Ogmore By Sea before reaching the village shop turn left onto Hazelwood, proceed up the hill, bearing left onto Crompton Way, turning first left and the property lies towards the end of the cul-de-sac on the right hand side.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
 Council Tax Band F  
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93   A    |
| 81-91 | B             | 83   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

