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herbert r thomas

31 Crompton Way
Ogmore-By-Sea, The Vale of
Glamorgan, CF32 0QF

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31 Crompton Way

Asking price **£550,000**

Large four double bedroom, three reception room, family home in excellent condition in a quiet end of cul-de-sac position with coastal views to front and rear.

Immaculately presented detached family home with coastal views

Entrance hall and cloakroom, living room, sitting room and study, generous kitchen dining room and utility room

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

Excellent parking and detached single garage

Lawned front and rear gardens

Views to the Bristol Channel and easy walking distance to village centre, countryside walks and sandy beaches





Large four double bedroom, three reception room, family home in excellent condition in a quiet end of cul-de-sac position with coastal views to front and rear.

Composite entrance door to HALLWAY (7'5" x 11'4"), traditional spindle staircase to first floor, built in storage cupboard. CLOAKROOM, (5'5" x 2'6"), white low level WC and corner pedestal wash hand basin with tiled splashback, mosaic effect vinyl floor. LIVING ROOM (20'2" into bay x 12'), wide Upvc double glazed bay window to front elevation. Door to SITTING ROOM (10'6" x 8'4"), double glazed window to rear elevation with rural and coastal views. HOME OFFICE (7'5" x 7'), pendant light and double glazed window to front elevation.

Spacious KITCHEN/ DINING ROOM (16'6" x 12'3" max 10'2" min), dining area with timber effect floor, double glazed french doors and full length windows enjoying channel views. Kitchen area with range of white, high gloss fitted base and wall cupboards with timber effect worktops, stainless steel one and half bowl sink and drainer, integrated fridge, freezer, dishwasher, single oven, gas hob and extractor, large understairs cupboard and access to UTILITY ROOM (5'3" x 5'5"), double glazed side door to driveway, matching fitted cupboards and worktop, concealed Logic mains gas central heating boiler, washing machine.

'U' shape LANDING with loft hatch, double doors to airing cupboard with pressurised hot water cylinder tank. BEDROOM 1 (12'9" x 11'8"), double glazed windows to front and side elevations. Door to EN-SUITE SHOWER ROOM (7'6" x 4'7"), modern white suite including large fully tiled shower cubicle with glazed entry door and mains shower attachment, pedestal basin with tiled splashback and low level WC. BEDROOM 2 (12'2" x 14'3" max), built in single wardrobe, double glazed window to front elevation, again with coastal views. BEDROOM 3 (11' x 10'3"), double glazed window to rear garden with views to Merthyr Mawr sand dunes and beach. Double BEDROOM 4 (10'3" x 9'7"), double glazed window to rear. FAMILY BATHROOM (5'8" x 7'), white suite including panelled bath with glazed shower screen and shower attachment, low level WC and pedestal wash hand basin with tiled splashback, frosted double glazed window.

No.31 enjoys an enviable position at the end of a quiet cul de sac with front lawn and tarmacomed driveway providing excellent parking and access to a detached GARAGE (19'7" x 10'10"), light, single up and over door. Side gate from driveway to rear garden combining a paved and gravelled raised terrace with access to rear lawn enclosed by walled and fenced boundaries, beyond which are coastal and countryside views.

AWAITING FLOORPLANS





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. Travel to the end of Crompton Way where the property can be found on your left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity. Service charge £120.62 per annum
Council Tax Band F
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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.

