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21 Main Road
Ogmore-By-Sea, The Vale of
Glamorgan , CF32 0PD

21 Main Road

Guide Price £525,000

An extended 3/4 bedroom semi detached dormer property, enjoying sea views, located in this most sought after coastal village.

Extended semi detached dormer property

Flexible, living and bedroom accommodation

Highly sought after coastal village setting

Far-reaching, sea and coastal views

3 Reception rooms, one used as occasional ground floor bedroom

Extended kitchen/breakfast room

Ground floor family bathroom

3 Bedrooms to first floor

Studio room/home office/guest suite with ensuite, shower room

Landscaped terraced gardens to front side and rear





Situated in the highly sought-after, coastal village of Ogmore By Sea, No. 21 Main Road is offered to the market for the first time in over 20 years. The property offers well-presented and flexible living/bedroom accommodation and enjoys outstanding Sea and coastal views to front.

The accommodation comprises of double doors into an entrance porch, which has steps and door leading into the entrance HALLWAY. The property boasts, three generous sized reception rooms. The LOUNGE (18'5" x 14'5") and SITTING ROOM (11'8" x 14') are both located at the front of the property enjoying far reaching views. Both rooms have exposed wooden floorboards. The lounge benefits from a woodburning stove set within an ornate fireplace and has French doors flanked by windows leading out to a roof terrace. The sitting room has previously been used as a ground floor bedroom.

The extended DINING ROOM (13'8" x 11'2" plus 5' x 17'), has a window to rear with views into the courtyard garden. Wall mounted display shelving in chimney breast recess. Stairs and doorway lead to the first floor accommodation. The KITCHEN/ BREAKFAST ROOM (8'11" x 13'11" plus 5'17"), has two large picture windows to rear with views into the courtyard garden and pedestrian door to side. The kitchen offers an extensive range of cream 'Shaker Style', base, larder, and wall mounted units. Space and plumbing for a range cooker with fitted cooker hood over. Integrated fridge/freezer and dishwasher. The ground floor BATHROOM (5'3" x 9'8") with window to side has a white three-piece suite including panel bath with a mains power shower fitted.

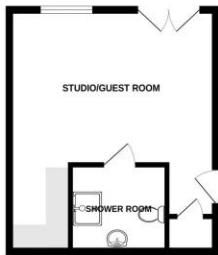
The first floor landing gives access to three bedrooms. BEDROOM 1 (13'3" x 11' to built-in wardrobes), is a large

double bedroom with picture window to front, enjoying outstanding, sea and coastal views. It benefits from a built-in range of wardrobe units. BEDROOM 2 (8'4" widening to 11'9" x 4'5") is a comfortable double bedroom with window to rear. BEDROOM 3 (6'7" widening to 11'9" x 4'5" widening to 20'4") a 'T' shaped single bedroom with dormer window to side, enjoying sea views with open access into eaves storage (the creation of a larger dormer would increase the rooms size significantly).

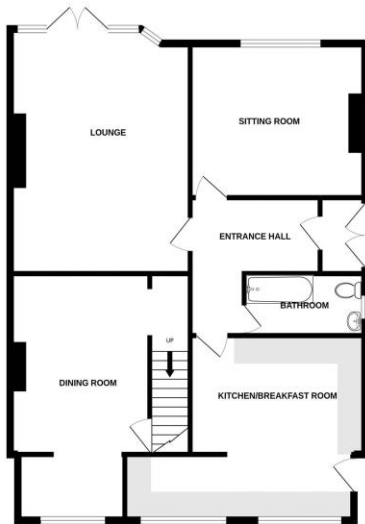
Outside to the front of the property is a terraced garden with pebble resin laid pathways, flagstone laid steps and patio areas. A STUDIO ROOM (10'1" x widening to 18'3" x 16'7") located below the roof terrace has been used as a home office and occasional guest bedroom. It benefits from an en-suite shower room with a white three-piece suite with full tiling to walls.

To the rear is a low maintenance courtyard garden beyond which is a detached single GARAGE (16'1" x 7'9") accessed via a private driveway.

STUDIO



GROUND FLOOR



1ST FLOOR



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. Take the right-hand, turning signposted Ogmore By Sea. Continue along this road across the common and into the village. No. 21 is located on the left hand side after approximately 100m.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

21 Main Road, Ogmore By Sea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

21 Main Road, Ogmore By Sea - Studio Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 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.

