



hrt
herbert r thomas

hrt.uk.com

27 Craig Yr Eos Avenue
Ogmore-By-Sea, The Vale of
Glamorgan, CF32 0PF

27 Craig Yr Eos Avenue

Asking price **£1,075,000**

Access to stunning coastal and beach walks

Exclusive detached family home, with gross floor area of approximately 3500 ft². Arranged over 3 floors with exceptional finishes and sea views.

Fabulous detached family house in a commanding position within an exclusive award winning residential development.

Large reception hallway, cloak room, living room and study.

Beautiful open plan kitchen, dining & sitting room with family room off

Superb master bedroom suite to first floor, combining reception area with double doors to bedroom.

Sitting room with elevated coastal views, dressing room and en-suite shower room

Further bedroom quarters to the lower ground floor including 3 double bedrooms, En-suite and family bathroom & laundry room.

Parking and double garage

Raised paved areas with steps down to lawned rear garden

Quiet cul-de-sac position with connecting pathway to common ground and the beaches of Ogmere

Underfloor heating to Ground and lower ground floors





Exclusive detached family home, with gross floor area of approximately 3500 ft². Arranged over 3 floors with exceptional finishes and sea views.

Formally the show house with enhanced finishes including high quality kitchen and bathroom fittings, with beautiful tiling and underfloor heating to ground and lower ground floors. Arranged with living quarters to the lower ground floor, a beautiful open living space at the heart of the ground floor and extensive master bedroom suite to the first floor.

Contemporary slate grey entrance door with frosted side panels to an impressive reception HALLWAY (13'9"x14'6" MAX) oak framed glazed staircase. CLOAKROOM (4'1"x5'2") high quality tiled finishes with low level WC and wall mounted wash hand basin, fitted wall mirror, frosted double glazed window and chrome heated towel rail. LIVING ROOM (18'4"x13'10") timber effect ceramic tiled floor, double glazed window to front elevation. Wall mounted recessed wood burning fire. STUDY (8'4"x8'7"), timber effect ceramic flooring, double glazed window to side elevation.

Double doors from reception hallway to a fabulous open plan living DINING/ SITTING AREA (21'x15'6"), ceramic tiled floor, double glazed

sliding doors and side panel to glazed Juliet balcony with sea views. French doors to paved terrace with steps down to garden. Open plan to KITCHEN (15'3"x14'min 19'8" max) high quality range of white high gloss with blue/grey timber effect doors, Silestone worktops and inset one and a half bowl sink with 'Quooker' tap, island unit. Integrated appliances including twin ovens, plate warmer, ceramic hob and ceiling extractor, larder fridge freezer, dishwasher and wine chiller. Double glazed windows to side and rear elevations, storage cupboard. Door to SITTING ROOM (10'8"x9'6") ceramic tiled floor, sliding patio doors to a paved balcony with aluminium and glazed balustrading.

First floor master bedroom suite combining LANDING/RECEPTION AREA (10'10"x13'4") 'L' Shaped part pitched ceiling with double glazed Velux window, eaves cupboard and double doors to a magnificent MASTER BEDROOM (15'6"x14'6") vaulted ceiling, low doors to eaves cupboards, open plan to a SITTING ROOM (14'x13'2") currently containing a freestanding slipper bath with pillar tap and shower attachment, double glazed aluminium framed window with fitted blinds and views to the Bristol channel and Tuskers rock. DRESSING ROOM (13'6"x4'6" + built in wardrobes) extensive mirror door wardrobes with deep hanging spacing and shelving, pitched

ceiling and double glazed window to front elevation, EN-SUITE SHOWER ROOM (10'10"x10'6") modern suite including twin wash hand basins with vanity drawers, low level WC and walk in shower cubicle with rain water and hand held shower head, fixed glazed screen, chrome heated towel rail, tiled floor and double glazed Velux window.

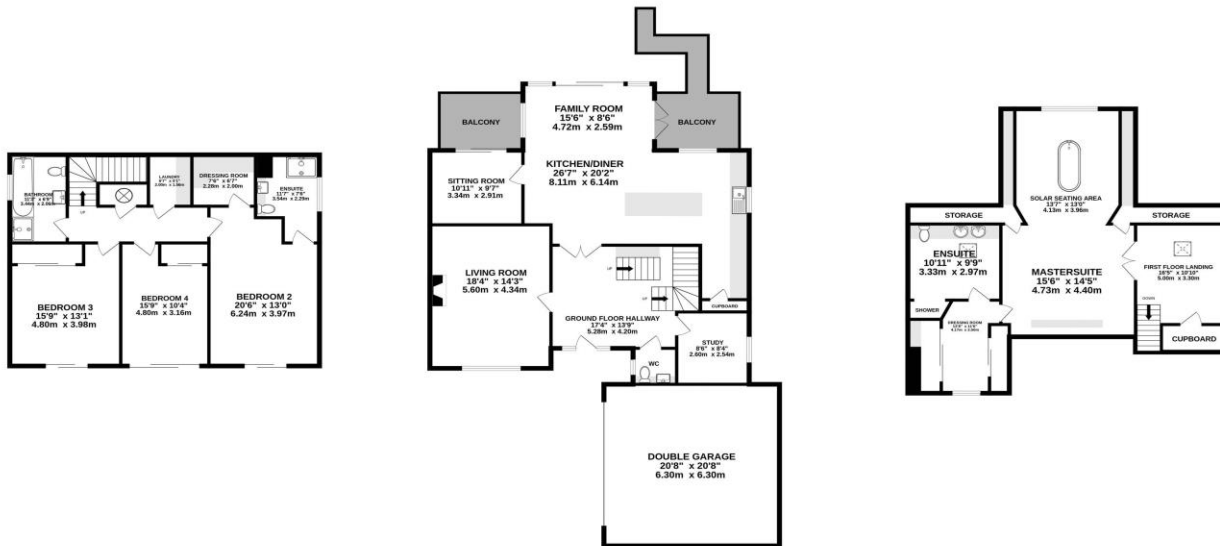
Lower ground floor HALL (13'3"x4'2") airing cupboard with pressurised hot water cylinder tank and LAUNDRY ROOM (6'6"x5'1") spaces for raised washing machine and tumble dryer, fitted high level cupboards and deep inset stainless steel sink with chefs tap, ceramic tiled floor. BEDROOM 2 (20'8"x13'1") superb guestroom with timber effect ceramic tiled floor, double glazed sliding doors to rear garden. DRESSING ROOM with extensive hanging space and shelving. EN-SUITE shower room (11'6"x7'6") high quality tiling to floor and walls, low level WC, wash hand basin with vanity drawer and walk in shower cubicle with glazed shower screen, chrome heated towel rail. BEDROOM 3 (15'7"x10'4") matching tiled floor, built in floor to ceiling mirrored door wardrobe, triple sliding patio doors to rear garden. BEDROOM 4 (15'8"x13'1") sliding patio doors to garden, ceramic tiled floor and large mirrored door triple wardrobe. Family BATHROOM (11'5"x6'8") contemporary white suite including double ended bath, low level WC, wash hand basin with vanity drawer, fully tiled shower cubicle with glazed entry door, frosted double glazed window and chrome heated towel rail.

Shallow front lawn and mature shrubbery. Tarmacadamed forecourt and parking area, large detached double GARAGE (20'2"x20'8"), power and light with wall mounted 'Vaillant' mains gas central heating boiler, storage shelving to remain, electric up and over door. Gated access to a stepped pathway extending to the rear garden. Two raised paved terraces connect to the upper ground floor with an external staircase descending to the rear garden which is paved and lawned and enclosed by a fenced boundary.

LOWER GROUND
981 sq.ft. (91.1 sq.m.) approx.

GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.

1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 3512 sq.ft. (326.3 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.

Made with Metropix 5/2023





Directions

From Cowbridge travel west along the A48, at the bottom of Crack Hill turn left and proceed through the villages of Corntown and Ewenny. At the T junction turn left, signposted St Brides Major and immediately right, signposted Ogmore By Sea. Continue along this road running adjacent to the river and follow it as it enters Ogmore By Sea. Enter the village, taking the second right (after the turning to the beach car park). Turn left into Craig Yr Eos Avenue, after a short distance before the road bears right, No. 27 will be on your right hand side.

Tenure

Freehold

Services

Mains water (metered), electric, gas, drainage
Council Tax Band I
EPC Rating B

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 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.

