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herbert r thomas

11 Marine Drive
Ogmore-By-Sea, Vale of
Glamorgan, CF32 0PJ

hrt.uk.com



11 Marine Drive

Asking price **£499,950**

A four bedroom detached bungalow with under Croft garaging, enjoying outstanding views into the Bristol Channel and just a short walk from the beach.

Four bedroom detached bungalow

Highly sought-after location, enjoying far reaching sea views and a short walk to the beach

A well maintained property, in need of decorative updating

Vacant possession, and no ongoing chain

Off-road parking and under croft garaging

Potential to convert garaging into additional living accommodation, subject to relevant planning permission

Lounge plus kitchen/dining room, enjoying sea views

Bedroom One with en-suite, shower room, three further bedrooms and a family bathroom

Balcony to front. Low maintenance garden to rear

Viewings highly recommended





The property is offered to the market for the first time in over 30 years. It offers well maintained accommodation which is in need of decorative updating.

There is potential, subject to planning permission, for conversion of the undercroft garage into additional living space and remodelling the current accommodation.

The property offers accommodation comprising of a CONSERVATORY/ENTRANCE PORCH, (16'3"x7'2" widening to 11'3") which has glazed door and windows to side and a polycarbonate roof. The entrance HALLWAY, has a loft inspection point, plus a generous sized, shelved pantry storage cupboard, plus double louvre style doors into a shelved airing cupboard. The LOUNGE, (24'8"x13'10") has glazed French doors, plus picture window to front aspect enjoying the Channel views. A real flame effect fire is set on a granite hearth with dressed stone fireplace. The French doors lead out to a balcony, bordered by wrought iron and railings. Lift access (no longer working) from the driveway to Balcony. The KITCHEN, (13'10"x9'8") also enjoying views to front, offers an extensive range of base, larder and wall mounted units with

splash back tiling above a roller top work surface. Integrated double oven, four burner gas hob with cooker hood over dishwasher and fridge/freezer. The kitchen is open plan to the DINING ROOM, (10'3"x9'8") which has a high-level window to side plus obscure glazed windows and door from the entrance hall. The UTILITY ROOM, (9'8"x5'11") with pedestrian door and window to side, has a further range of fitted base and wall mounted units and has space and plumbing for white goods. It houses a wall mounted gas fired central heating boiler.

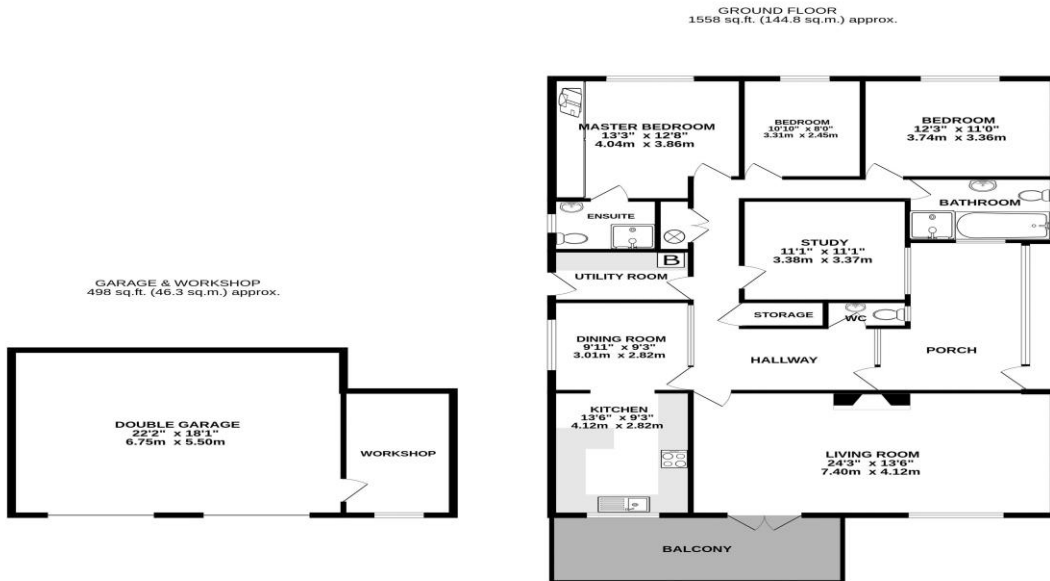
The property offers four bedrooms. BEDROOM ONE, (13'8"max x 11' to built-in wardrobes) located at the rear of the property with views into the garden, has an extensive range of fitted wardrobe units. Benefits from an EN-SUITE SHOWER ROOM, (7'5"x5'11") housing a coloured three piece suite and full tiling to floor and walls. BEDROOM TWO, (12'8"x11'5") and BEDROOM FOUR, (11'5"x8'5") are also located at the rear of the property enjoying views into the garden. BEDROOM THREE, (12'2", 11'5") has a window to side into the conservatory/entrance porch, previously used as a hobbies room it is a comfortable double bedroom with ceramic tile flooring. Fitted wardrobe plus desk top and shelving unit. The

family BATHROOM, has a coloured three piece suite including panel bath, low-level WC and pedestal wash hand basin plus a 'wet room' shower area with fitted electric shower. The room has full tiling to walls, plus nonslip vinyl flooring.

Outside to the front of the property is an enclosed paved driveway, offering parking ahead of the undercroft garage. Paved pathways and steps run along the side of the property to the entrance door.

GARAGE, (9'9"x18'9"+11'6"x18'6") two remote controlled single section up and over doors from the driveway, power and lighting and wall mounted storage space. Off the garage is a WORKSHOP/STORE ROOM, (12'1"x 13'11") with window to front, this useful room has wall mounted storage units plus a fitted desktop. It benefits from power and lighting. It has previously been used as a home office.

There is potential to convert the garage and store room into additional living accommodation (subject to relevant planning Permission) as some neighbouring properties have done so. To the rear is a landscaped garden bordered by block walling with paved pathways, shrub and flower borders and feature garden pond.



TOTAL FLOOR AREA: 2056 sq.ft. (191.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan content here, measurements of doors, windows, rooms and any other items are approximate and the 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 our Cowbridge Office travel in a westerly direction up the High Street, filtering on to the A48 heading towards Bridgend. Follow this road past the turnings left to Colwinston. At the bottom of "Crack Hill" turn left where the road forks. Follow this road through Corntown and Ewenny. On reaching the "T" Junction turn left and then right, signposted "Ogmore-by-Sea". Drive into Ogmore-by-Sea, over the cattle grid, on entering the village, turn first right into Seaview Drive, at the bottom of the road, turn left into Marine Drive, where number 11 lies on your left hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.

