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herbert r thomas

Apartment 7 Craig
Yr Eos Road
Ogmore-By-Sea, Vale of
Glamorgan, CF32 0QN

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Apartment 7 Craig Yr Eos Road

Asking price **£265,000**

A two bedroom, first floor apartment with private balcony, enjoying panoramic sea views, situated in the heart of this, most sought after coastal village.

Two bedroom first floor apartment

Select gated development in the heart of Ogmore By Sea

Far reaching sea and coastal views

Private balcony and landscaped communal gardens

Well presented and maintained accommodation throughout

Ideal for owner occupation or as a holiday home

Lounge/dining room with balcony off

Two bedroom, Bedroom one with en-suite, shower

Allocated parking space

Viewings highly recommended



A rare opportunity to purchase a two bedroom first floor apartment, enjoying panoramic sea views, situated in a select gated development in the heart of Ogmores-By-Sea.

A communal hallway with stairs lead to the first floor landing. The apartment offers well presented and accommodation throughout, which comprises ENTRANCE HALLWAY, with two built-in storage cupboards. The LOUNGE/DINING ROOM, (14'8"×14'3") has French doors leading out to the enclosed balcony and enjoy the outstanding sea views. A display recess is set within an original

fireplace with flagstone tiled hearth and wood effect beam mantle over. KITCHEN, (10'2"×7') Also with window enjoying sea views. A range of white, 'Shaker' style, base and wall mounted units with splashback tiling over, roll top work surfaces, integrated double oven with gas hob and cooker hood over, washing machine, fridge/freezer, wall mounted gas fired central heating boiler, ceramic tiled floor.

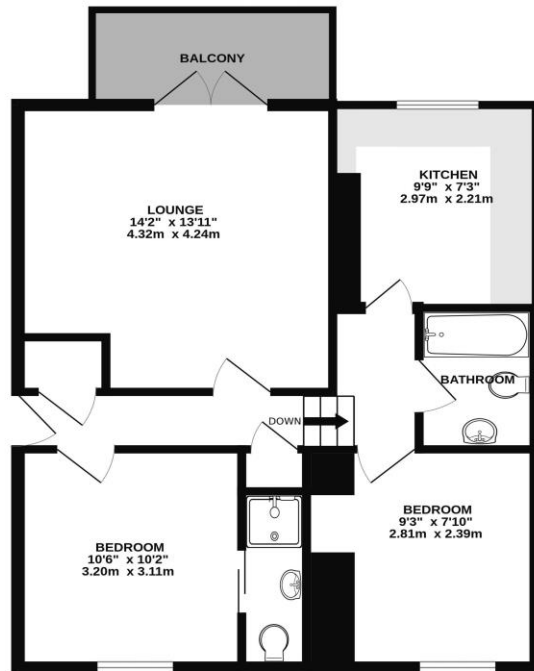
BEDROOM ONE, (10'7"×11') is a generous sized double bedroom with window to rear, benefiting from an EN-SUITE SHOWER ROOM,

(8'11"×3') housing a white three-piece suite which includes a shower enclosure with mains power shower fitted, low-level WC and wash hand basin with storage below, full tiling to floor and walls. BEDROOM TWO, (6'10"×9'7") is a single bedroom also located at the rear of the property with an arched recess with inset lighting. The family BATHROOM, (7'2"×4'8" widening to 5'7") has a white three-piece suite and full tiling to floor and walls.

Outside the BALCONY, (13'7"×5'10") accessed from the lounge, is bordered by wrought iron railings. It offers space for a bistro table and garden chairs and enjoys outstanding views. Residents have access to communal landscape gardens.

The property has an allocated parking space.

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.





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 first right and follow this road along the estuary and into Ogmore-By-Sea. Take the third right-hand turning onto Craig Yr Eos Rd. Entrance to the development is immediately on your left-hand side. Proceed through the gates, bear left behind the building to where the parking space is located and entrance to the building is opposite.

Tenure

Leasehold

Services

Mains water, electric, gas and drainage Annual service charge £2139.25 (1 Jan 2024- 31 Dec 2024)
 Leas term 999 years from 1 January 2002
 Council Tax Band E
 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		
69-80	C	78 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.