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herbert r thomas

16 Craig Yr Eos
Avenue

Ogmore-By-Sea, The Vale of
Glamorgan, CF32 0PF

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16 Craig Yr Eos Avenue

Guide Price £900,000

Exceptional detached four double bedroom family house, beautifully finished enjoying channel views and easy access to the coastal paths and beaches of Ogmore.

Outstanding detached modern family house in an exclusive development with easy access to coastal path and beaches

Entrance hall and cloakroom, living room and study/ playroom, lovely open plan kitchen dining room and family room both with bi-fold doors

4 double bedroom, 2 en-suite shower rooms and large family bathroom

Large front garden, excellent parking and attached double garage

Large level lawned and paved rear garden

A delightful house and outstanding position





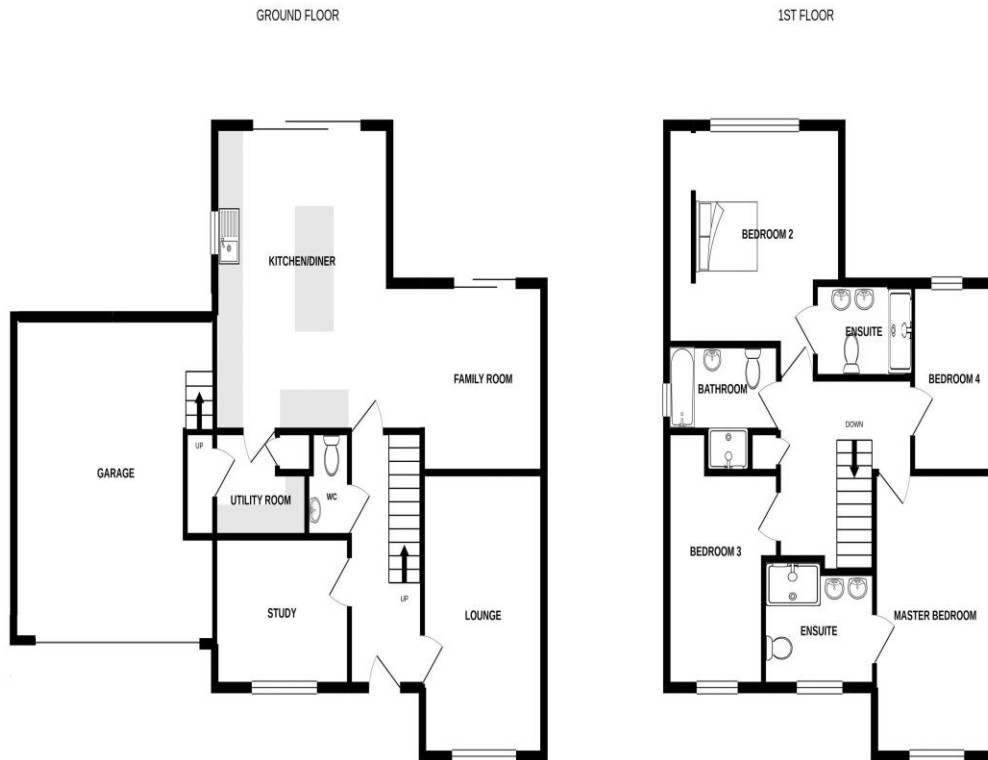
Exceptional detached four double bedroom family house, beautifully finished enjoying channel views and easy access to the coastal paths and beaches of Ogmore.

Glazed external canopy with contemporary entrance door to HALLWAY (16'1" x 8'3"), timber effect ceramic tiled herringbone patterned flooring (running throughout the ground floor), oak staircase with glazed balustrading to first floor, understairs cupboard CLOAKROOM (4' x 7'1"), white wall hung wash hand basin and WC, ceramic tiled floor, part tiled to walls, chrome heated towel rail. LIVING ROOM (18'2" x 12'6"), ceramic tiled floor, recessed modern wood burning fire and double glazed window to front garden. STUDY/ PLAYROOM (12'4" x 8'8"), pendant light and double glazed window to front elevation. Door and glazed screen from hallway to a lovely

open plan kitchen dining/ family room. FAMILY ROOM (16'1" x 11'9" max), ceramic tiled floor and double glazed bi-fold doors to rear garden. KITCHEN DINING ROOM (19'4" x 18'6"), a lovely space with four panel double glaze bi-fold doors to rear garden, two tone range of fitted cupboards with large island unit and breakfast bar, quartz worktops with one and a half bowl sink, integrated appliances including twin ovens, ceramic hob and extractor, dishwasher, larder fridge and larder freezer, ample room for dining table. UTILITY ROOM (7' x 8'1"), range of fitted cupboards, worktop and inset stainless steel sink, spaces for washing machine and tumble dryer, airing cupboard with pressurised hot water tank and connecting door with steps down to double garage.

Staircase to 'U' shaped galleried LANDING with loft hatch and door to shelved linen cupboard. BEDROOM 1 (16'7" x 12'10"), a large double room with sliding patio doors and glazed 'Juliet' balcony with channel views. EN-SUITE SHOWER ROOM (9'7" x 6'2"), large en-suite with double sized fully tiled shower cubicle with glazed entry door, low level WC and twin wash hand basins, ceramic tiled floor, frosted double glazed window and chrome heated towel rail. BEDROOM 2 (16'8" x 18'4" overall), an alternate master bedroom which has been sub divided to create a concealed dressing area, double glazed window to rear garden and door to EN-SUITE SHOWER ROOM (8'4" x 5'9"), walk in shower cubicle with fixed glazed shower screen and mains shower attachment, low level WC and twin wash hand basins on a tiled stand, chrome heated towel rail. BEDROOM 3 (12'1" x 14' max), part pitched ceiling and double glazed windows to front elevation. Double BEDROOM 4 (13'4" x 9'1"), double glazed window overlooking the rear garden. FAMILY BATHROOM (10'9" x 6'9" plus shower recess), modern white suite including double ended bath, wash hand basin, low level WC and fully tiled shower cubicle with glazed entry door, ceramic tiled floor, chrome heated towel rail.

Driveway with space for four cars to double GARAGE (21' x 20'), a large garage with double electric door, power, light and internal staircase and connecting door to utility room. Rear garden is large, relatively flat and laid to lawn with paved sitting areas and raised shrub beds. At the bottom of the cul-de-sac is a pathway leading directly onto the coastal path.



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 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. Drive down Craig Yr Eos Avenue, as the road bears to the right, turn left and the property is on the left hand side.

Tenure

Freehold

Services

Ethernet wiring to power points and underfloor heating to ground floor
Council Tax Band G
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 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.

