

hrt

herbert r thomas

Palmwydd

Ogmore-By-Sea, Vale of
Glamorgan, CF32 0PE

hrt.uk.com



Palmwydd

Asking price **£625,000**

A surprisingly large 4/5 bedroom detached property, offering flexible, living and bedroom accommodation, situated in an elevated position, enjoying panoramic sea and coastal views to front.

Spacious detached property in elevated position.

Flexible, living and bedroom accommodation built over three floors.

Ideal for a large or extended family with multi generation living.

Outstanding sea and coastal views to front.

Currently presented with three reception rooms and four bedrooms.

Walking distance to beach.

Mature, landscape garden plot with fields to rear.

Catchment to Saint Bride's Major primary and Cowbridge Comprehensive School.

Viewings highly recommended.





Situated in an elevated position off of Main Road in Ogmore-By-Sea lies this deceptively large, 4/5 bedroom family home, which offers versatile, living and bedroom accommodation. Ideal for a large or Extended family. The property offers split level accommodation over three floors.

Entering at first floor level and entrance porch leads through to the ENTRANCE HALLWAY. The large L shaped LOUNGE/DINING ROOM (15'3"×17'5" plus 12'5"×10') is dual aspect. A large window to front enjoys outstanding sea views. A window to rear has views of the garden and into the fields beyond. The SITTING ROOM/BEDROOM 3 (14' x 12') which was previously a double bedroom also has a window to front and enjoying the same views as the lounge. A wood burning stove on a flagstone hearth. BEDROOM 4 (12'2"×8'10" to built-in wardrobes.) is a generous sized double bedroom with window to side, which has fitted wardrobe furniture.

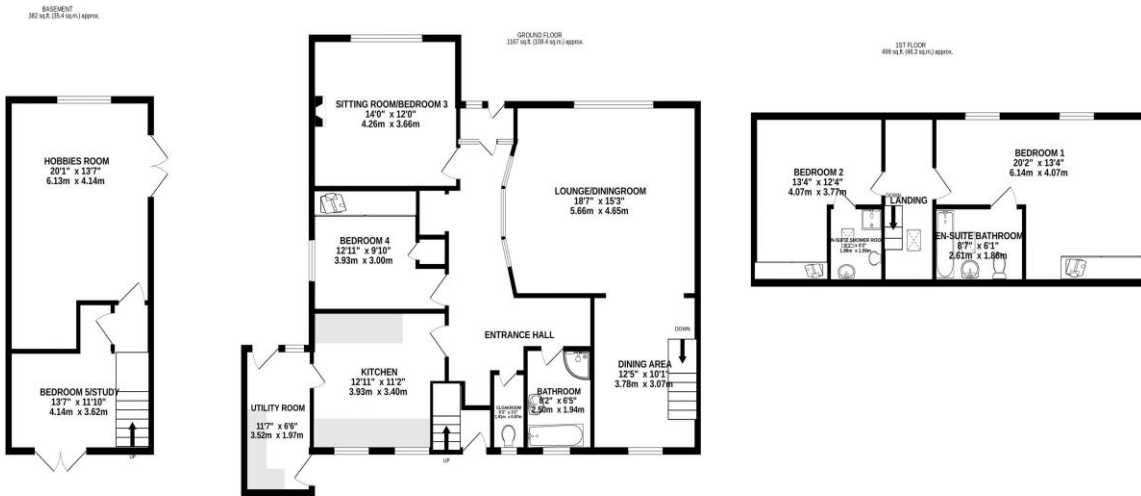
The KITCHEN (12'7"×9'4") with two windows to rear offers a range of shaker, style base and wall mounted

units with butchers block effect work surfaces. Belfast style sink unit with mixer Tap over. Space and plumbing for dual fuel cooking range with fitted hood above. Off the kitchen is UTILITY ROOM/SIDE HALL (11'7"×6'6") which has pedestrian doors to front and rear. There is space and plumbing for white goods, with a further range of fitted base and wall mounted units. Off the hallway is the BATHROOM (8'2"×6'5") housing, a white three-piece suite, which includes a contemporary freestanding bath, corner shower cubicle with mains fed shower fitted and a sink unit with storage below. Adjacent to the bathroom is a CLOAKROOM, housing a low level WC and sink unit.

Stairs from the dining area lead down to the ground floor Landing. The HOBBIES ROOM (16'3" widening to 20'1"×13'7") has windows and glass panel door to front plus French doors leading to the side garden. BEDROOM 5/STUDY (11'10"×6'8" widening to 9'11") has French doors leading to the rear garden.

From the entrance hall stairs lead to the second floor landing. The landing with skylight to rear is flanked by bedrooms, one and two. BEDROOM 1 (9'7'5" widening to 13' x 11'4" widening to 20'2") is a generous sized double bedroom with two dormer windows to front aspect, enjoying coastal views. It has built in wardrobe, cupboards and benefits from an ENSUITE BATHROOM (8'6"×5'2"). BEDROOM 2 (7'3" widening to 10'1"×12'4") has a window to side, Built-in wardrobe and airing cupboard (housing, a modern Gas fired central Heating boiler) Bedroom two has an EN-SUITE SHOWER ROOM (5'3"×5') with a three piece suite.

The enclosed garden plots comprises of a brick paviour driveway, which offers parking for several vehicles. Section up and over door leads into the DOUBLE GARAGE (15'4"×20'4") which has a window to side and benefits from power and lighting. To the side of the property is a lawn garden with mature shrub and tree borders. At the rear of the property is a terraced low maintenance garden with astro turf, paved and decked areas.



TOTAL FLOOR AREA: 2047 sq.ft. (190.1 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 6/2024





Directions

From Cowbridge travel West along the A48, At the bottom of Crack Hill turn left and proceeded through Corntown and Ewenny. At the 'T' junction turn left. Take the first right and proceeded along the estuary into Ogmore By Sea. Proceeded along Main Road, As you reach the brow of the hill, turn left. Bear right up the hill, then immediately left with the property will be found directly ahead.

Tenure

Freehold

Services

Mains Gas, Electricity, Water and Drainage
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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

hrt Est. 1926



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.

