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82 Crompton Way
Ogmore-By-Sea, CF32 0QF

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Asking price **£699,950**

An immaculately presented and significantly upgraded property benefiting from extensive front/rear landscaping offering a sense of peace and tranquility, offering sea views from the kitchen, lounge and garden, as well as views from the back bedrooms to Ogmores-By-Sea and Porthcawl.

A greatly improved modern detached executive family home

Presented to the highest of internal and external standards

Spacious accommodation built over two floors

Whether you have a growing family, or simply love to entertain this is a priority that caters to all your needs with its abundance of flexible space inside and outside

The property boasts three reception rooms plus an impressive kitchen/breakfast room (Italian Consentino Silestone worktops)

Five bedrooms, two of which are en-suite proving ample space for comfortable living, plus family bathroom

Amtico Spacia flooring downstairs, as are all bathrooms

Off-road parking and attached double garage





Situated in a peaceful cul-de-sac in Ogmoores-By-Sea, lies this modern detached executive family home. Built by David Wilson Manning Homes in 2018, the property has undergone significant internal and external improvement by the current owners.

Built over two floors, it offers beautifully presented accommodation, boasting three reception rooms and five bedrooms, two of which are en-suite providing ample space for comfortable living. All flooring downstairs is Amtico Spacia, as are all bathrooms and all carpets are upgraded quality.

The accommodation briefly comprises: A generous sized RECEPTION HALLWAY, (9'6" x 14'2" max) with stairs rising to first floor gallery landing. Useful under storage cupboard, Amtico flooring which continues into the impressive KITCHEN/BREAKFAST ROOM, (14'2" widening to 14'11" x 22'7") This spacious light and airy room with French doors flanked by windows and further window enjoying views into the landscaped garden. The kitchen offers a range of high gloss

white base, larder, wall mounted and island units with Italian Consentino Silestone work surfaces and splashback tiling over. Integrated appliances include double oven, induction hob with hood over and dishwasher, space and plumbing for an American style fridge freezer. Off the kitchen is a UTILITY ROOM, (7'8" x 5'6") with a further range of high gloss white base and wall mounted units with space and plumbing for washing machine and tumble dryer. The property offers three separate reception rooms all accessed from the entrance hall. The LOUNGE, (17'2" x 11'7") has French doors leading into the rear garden. It has a contemporary feature fireplace with media wall over. The DINING ROOM, (9'8" widening to 12'5" x 12'6") with box bay window to front, also has a door into the kitchen/breakfast room. The STUDY, (9'4" widening to 11'7" x 7'10") currently used as a sitting room, also has window to front. Finally on the ground floor is a CLOAKROOM, (5'11" x 2'11") housing a white two piece suite.

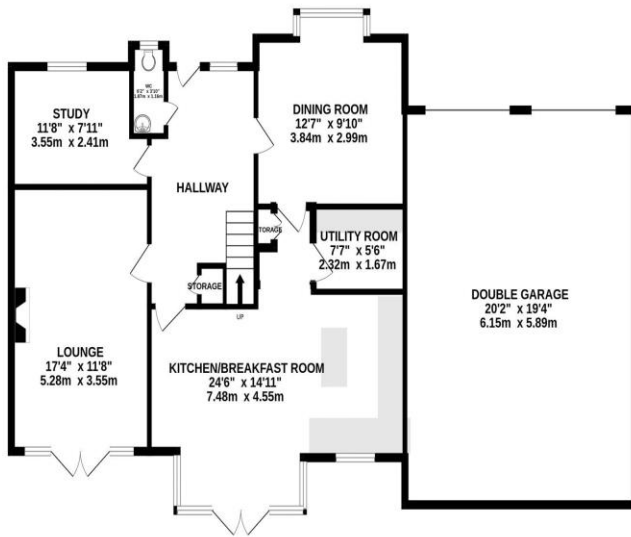
The first floor gallery LANDING, with glass and oak balustrades, has double doors into a built-in airing cupboard plus a loft inspection

point. The four double bedrooms all benefit from Hammonds built-in wardrobe furniture. BEDROOM ONE, (12'7" x 12'11" max built in wardrobes) is a spacious dual aspect room which benefits from EN-SUITE BATHROOM, housing a white four piece suite which includes double ended panel bath plus a double shower cubicle room, full ceramic tiling to floor and walls. BEDROOM TWO, (10'7" x 13'4" max) and BEDROOM THREE, (11'1" x 8'10") both have French doors with a glazed 'Juliet style' balcony which enjoy far reaching sea and coastal views. Bedroom two also benefits from an EN-SUITE SHOWER ROOM, (7'5" x 4'10"). BEDROOM FIVE, (5'4" x 7'11") is a single bedroom currently used as a home office and lies adjacent to bedroom four located at the front of the property. FAMILY BATHROOM, (7'4" x 7'5" max) has a white four piece suite comprising: double ended panel bath with separate shower cubicle, low-level WC and pedestal wash hand basin. The room has full ceramic tiling to floor and walls, including one wall with feature herringbone tiling.

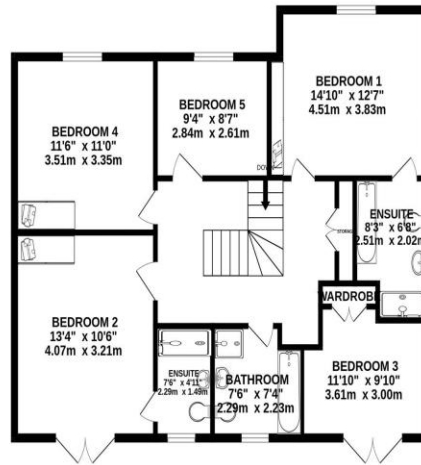
Outside to the front of the property is a landscaped forecourt garden with mature shrubs planted. Adjacent to the house is a double width driveway ahead of a DOUBLE GARAGE which benefits from power and lighting and storage space within the roof trusses. There is potential, (subject to relevant planning permission), of conversion into extra accommodation as some neighbouring properties have done so.

To the rear is an enclosed south facing rear garden which enjoys the sun throughout the day. It offers large flagstone laid patios which extends from the house out onto an astro turf lawn. Raised low maintenance flower borders. Fitted gazebo housing hot tub and water feature.

GROUND FLOOR
1376 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.3 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.
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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 then the first right signposted Ogmore By Sea and Southerndown. Travel into the village of Ogmore By Sea, before reaching the village shop turn left onto Hazelwood. Proceed up the hill, bearing left onto Crompton Way. Turn right and follow the road as it bears left. No.82 will be found on the left indicated by our For Sale board.

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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