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76 Crompton Way
Ogmore-By-Sea, Vale of
Glamorgan, CF32 0QF

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76 Crompton Way

Asking price **£599,950**

This modern, five bedroom, detached, executive family property, previously the show home with many added extras, offers spacious living and bedroom accommodation built over three floors.

Modern detached five bedroom family home.

Ex-Barrett Homes show-house, with many added extras.

Spacious well presented accommodation over three floors.

Two reception rooms plus kitchen/breakfast room.

Utility room and ground floor cloakroom.

Five double bedrooms, bedroom one with dressing area and ensuite shower room.

Family bathroom and separate shower room/WC.

Car charging point.

Off-road parking and attached double garage. •

Southerly facing rear garden, walking distance to beach.





This spacious, five double bedroom, detached family property is a previous Show House and is sold with many optional added extras. It offers generous sized living and bedroom accommodation, ideal for modern living.

The accommodation built over three floors briefly comprises of a central **entrance hallway** with stairs rising to the first floor and under-stairs storage cupboard. The **lounge** has a bay window to front and doors flanked by windows to rear. The **dining room**, currently used as a playroom also has a bay window to front aspect. To the rear of the house is a light and airy **kitchen/breakfast room** with windows, French doors and skylights to rear. It offers a fitted range of base, wall mounted and larder units., integrated double oven, five ring gas hob with cooker hood over, dishwasher and fridge/freezer. Off the kitchen is a **utility room** with glazed pedestrian door to side, a further fitted

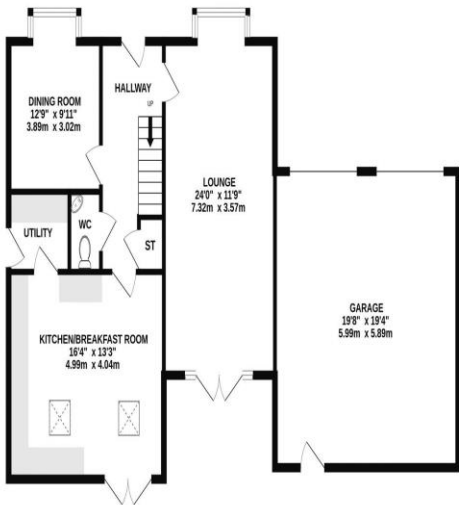
range of base and wall mounted units and space and plumbing for white goods. it also houses the central heating boiler within a wall unit. Finally off the entrance hall is a **cloakroom** housing a white two-piece suite.

The first floor **landing** with window to front has stairs rising to the second floor landing and gives access to bedrooms one, three and four. **Bedroom one** is a large double bedroom with window to front and benefits from a dressing area which has a fitted range of mirror fronted wardrobe cupboards. Off the dressing area is an **en-suite shower room** with fully tiled double shower cubicle with a mains power shower fitted. **Bedrooms three and bedroom four** also benefit from fitted wardrobe furniture. The **bathroom** has a three-piece suite and full tiling to floor and walls.

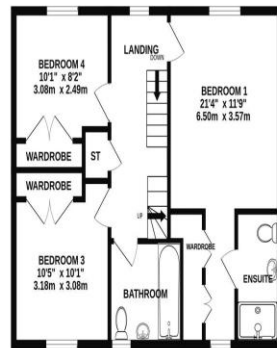
The second floor **landing** with two skylights to rear enjoying far reaching channel and coastal views gives access to bedroom two, bedroom five and a shower room/WC. **Bedroom two** is a large double bedroom with window to front and two skylights to rear enjoy the same views as the landing and benefits from built-in wardrobe cupboards. **Bedroom five** is currently used as a home office and has window to front. The **shower room** has a white three-piece suite including fully tiled double shower cubicle with mains power shower fitted.

Outside, to the front is a forecourt garden boarded by wrought iron railings. Off-road parking for two vehicles on a paved driveway ahead of the attached double garage. The **garage** has two single up over doors from the driveway and door into the rear garden and benefits from power and lighting plus plumbing for a dog grooming shower. To the rear is an enclosed landscape garden with flagstone laid patios extending from the rear of the house onto lawn areas.

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.6 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. Bear right, then left and No76 will be found immediately on the left hand side. We Three Words: rural.spirit.contoured.

Tenure

Services

Mains Gas, Electricity, Water and Drainage Annual site maintenance fee TBC
Council Tax Band G
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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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		

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.

