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39 Main Road
Ogmore-By-Sea, Vale of
Glamorgan, CF32 0PD

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Asking price **Offers in Excess of
£550,000**

Extended four bedroom detached bungalow with generous sized landscape garden plot enjoying far reaching sea and coastal views. Potential to extend and remodel subject to relevant planning permission.

Four bedroom detached bungalow

Generous sized landscaped garden plot

Offered to the market for first time since 1976

Vacant possession, no upward chain

Potential to extend and remodel subject to relevant planning permission

3 reception rooms plus kitchen/breakfast room

Family bathroom and separate shower room/WC

Off road parking, driveway and single garage

Viewings highly recommended





Offered to the market for the first time since 1976, This extended four bedroom detached bungalow retains many original features from its construction in the 1920s. It is situated in the heart of Ogmores-By-Sea and benefits from a generous sized garden plot plus far reaching sea and coastal views. Significant potential for further extension and remodeling subject to relevant planning permission.

Current accommodation briefly comprises: an entrance HALLWAY with door to rear. The LOUNGE with picture window to front enjoying sea views a gas flame stove is set within an exposed stone chimney breast with display mantle over. The room has visible ceiling beams and French doors flanked by windows giving access into the CONSERVATORY with view of the side garden. The DINING ROOM also with picture window to front has a gas log

effect fire flanked by porthole windows. Exposed brickwork to three walls. The dining room is petitioned from the kitchen breakfast room by a built-in range of dresser units. The KITCHEN with windows to side has a fitted range of pine base and wall mounted units with roll top works surfaces with splashback tiling over. Integrated Neff oven with four burner gas hob and cooker hood above. Space plumbing for dishwasher washing machine and fridge/freezer.

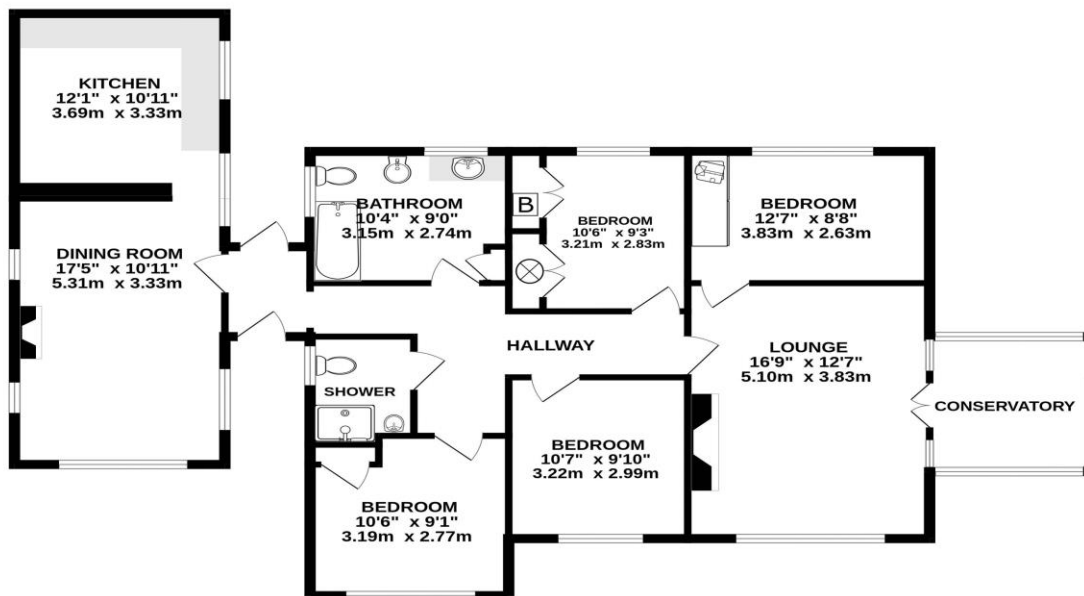
Bedrooms one and two are both double bedrooms with picture windows to front enjoying sea and coastal views. BEDROOM ONE has a built-in wardrobe cupboard with hanging and shelf. BEDROOM TWO has an ornate cast iron fireplace flanked by fitted hanging, shelf and cupboard space. BEDROOM THREE has a window to rear.

Built-in cupboard housing a Worcester gas fired central heating boiler plus a further airing cupboard space with a hot water tank. BEDROOM FOUR is dual aspect with windows to rear and side enjoying garden views. It has a fitted range of wardrobe furniture. The large FAMILY BATHROOM with windows to rear and side, houses a white four piece suite. It has marble effect splashback panelling to dado height. A separate SHOWER ROOM/WC has a window to side and white three-piece suite with mains power shower fitted within a shower cubicle.

The property has a large ATTIC ROOM, which is fully floored and benefits from power and lighting. There is considerable potential to convert this into additional bedroom space subject to relevant planning.

To the front of the property is a paved driveway offering parking space for 2/3 vehicles. A paved pathway extends along the front of the property. The lawn continues into the sizable side garden which is bordered by stone-walling, shrubs and trees. Detached greenhouse and prefabricated storage shed. Steps at the far end lead up to a detached SINGLE GARAGE plus additional parking space. To the rear is a small paved courtyard.

GROUND FLOOR 1258 sq.ft. (116.9 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 right-hand, turning signposted Ogmore By Sea. Continue along this road and into the village. No. 39 is located on your left hand side before reaching the small shopping centre of the village.

Tenure

Freehold

Services

Mains Water, Electric & Gas. Cesspit drainage.

Council Tax Band F

EPC Rating D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing strictly by appointment through
Herbert R Thomas

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