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Apartment 3,
Heritage Coast House,
100 Main Road
Ogmore-By-Sea,
The Vale of Glamorgan,
CF32 0PR

Apartment 3, Heritage Coast House 100 Main Road

Asking price **Offers in Excess of**
£400,000

Exceptional, top floor penthouse apartment of outstanding proportions, enjoying the added benefit of a huge roof terrace enclosed by chrome and glass balustrading with uninterrupted 180 degree views of the Bristol channel.

Breathtaking coastal views

Service lift to top floor landing with door to private hallway

Spacious lounge dining room with stunning view and access to large roof garden/ terrace

Well-proportioned fitted kitchen with extensive storage and fitted appliances

2 double bedrooms, dressing room and two en-suites

Ample parking, communal gardens and superb views





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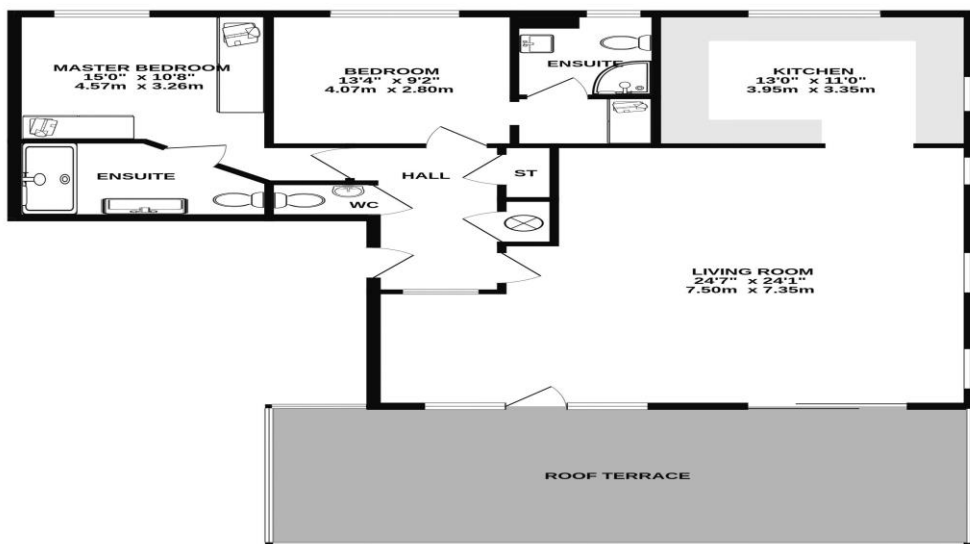
Ogmore-by-Sea is a small village set on the picturesque Glamorgan Heritage Coast, a protected area of coastland within the Vale of Glamorgan. There is a small parade of shops within the village, a community hall/ coffee shop along with pubs nearby, Ogmore Castle and Southerndown beach. The Primary School is in the nearby village of St Brides Major, this in turn feeds into the sought after Cowbridge Comprehensive. Heritage Coast House is a purpose built block comprising of just 15 apartments, over four floors, in an unrivalled position commanding elevated views of the adjacent common land and farmland on top the rugged coastline, beaches and sea. The apartment's position on the top floor means that it takes a commanding position enjoying a wide panoramic costal view.

Communal entrance hallway with lift to top floor landing with a part glazed entrance door into the apartment. Private HALLWAY, coved ceiling, airing cupboard with hot water tank and deep shelving. CLOAKROOM white low level WC and wash hand basin with tiled splashback, fitted wall mirror and coat hanging space. Fabulous LOUNGE/DINING ROOM of exceptional proportions with sliding patio doors to an enormous ROOF TERRACE with glazed balustrading providing a fine weather extension of the apartment with ample space for entertaining, enjoying a sunny, westerly aspect and wonderful panoramic 180 degree sea views. Double glazed Velux window to side elevation with outstanding views, fitted book and display shelving. Opening into a large KITCHEN with extensive range of fitted base, wall and tall cupboards, solid matte black worktops with inset one and a half bowl sink with macerator and mixer tap, built-in appliances include Neff double oven, ceramic hob, extractor, dishwasher and washer dryer, free standing American style fridge freezer

to remain, tiled floor and double glazed windows to front and side elevations.

Doors from hallway to BEDROOM ONE, built in chest of drawers and storage shelves, double glazed windows to front, opening to a DRESSING ROOM with large wall mirror and fitted double wardrobes. Door to EN-SUITE SHOWER ROOM, white suite including quadrant shaped shower cubicle with mains shower attachment and glazed entry doors, low level WC and wash hand basin, chrome heated towel rail, double glazed window. BEDROOM TWO again a large double fitted with four doubles and one single wardrobe, double glazed widows to front and door to a high quality, beautifully finished, luxury EN-SUITE SHOWER ROOM, fully tiled to floor and walls with illuminated recesses, statement walk-in shower with fixed screen and ceiling mounted rain water shower, wide contemporary wash hand basin with vanity drawers below and low level WC with concealed cistern, heated towels rails, underfloor heating and recessed lighting.

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



ROOF TERRACE

TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms etc. are only approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is provided as a guide only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. See the green.

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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 and take the very next right and follow this road into and through Ogmoresby-Sea. Heritage Coast House will be found on the right hand side before crossing the cattle grid and leaving the village.

What2wrods: Funnels.Bandage.Cured

Tenure

Owens 1/15 of Freehold

Services

Mains water, drainage and electricity.

Electric heating

Council Tax Band G

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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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