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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

Asking price **£449,000**

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









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

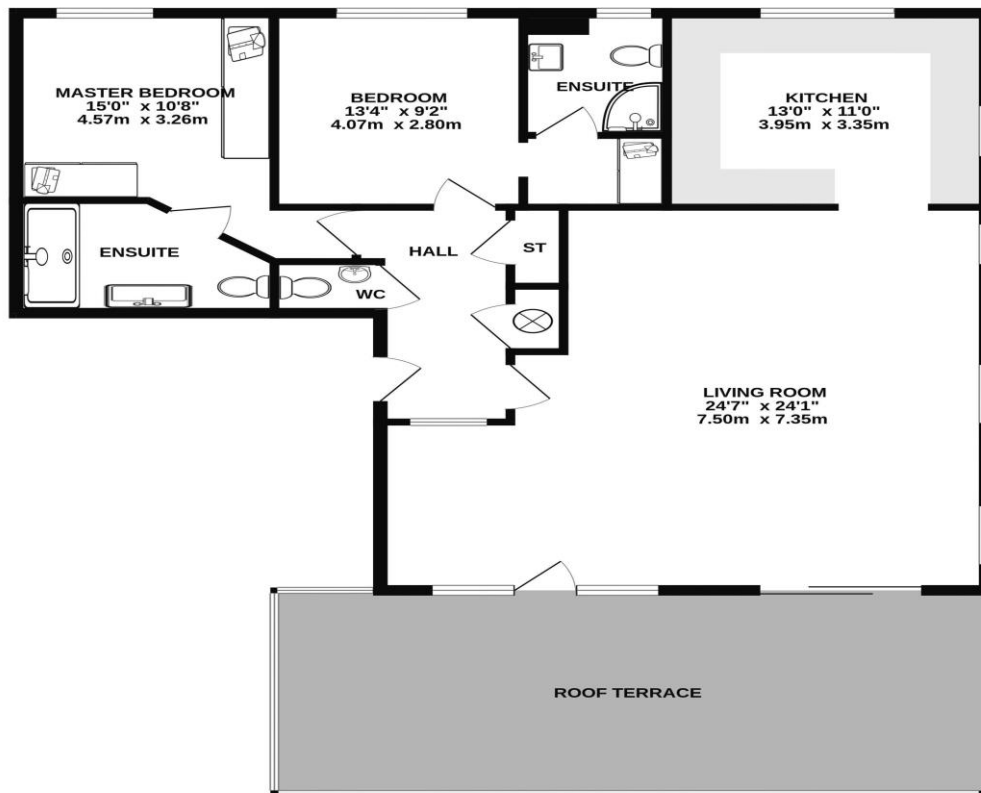
apartments, over four floors, in an unrivalled position commanding elevated views of the adjacent common land and farmland on top the rugged coastline, beaches and sea. The apartment's position on the top floor means that it takes a commanding position enjoying a wide panoramic coastal view.

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 windows 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.





## 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 Ogmores-by-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

999 lease from 01.01.2005 at a peppercorn rent. Each flat owns one share in the company. There are 15 flats and 15 shares. The freehold of the block is held by Heritage House (Ogmore) Management Co. Ltd Service charge for 2025 £2,240, paid in two tranches of £1,120. It is paid up to 31st December 2025.

## Services

Mains water, drainage and electricity. Electric heating  
Council Tax Band G  
EPC Rating C

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  
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