



# hrt

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



## 96 Crompton Way

Asking price **£550,000**

Immaculately presented, four double bedroom detached family home located on a quiet cul-de-sac, in a favourable position with partial sea views to the front and direct rural views across open fields to the rear.

Sold with no ongoing chain

Detached four double bedroom family house of excellent proportions

Well-presented accommodation includes hallway and cloakroom, front living room, large open plan living kitchen with dining and sitting space, utility room off

Integral garage offering potential to convert

Galleried landing, four double bedroom, en-suite shower room and family bathroom

Lawned front garden and double width driveway, paved and lawned rear garden with direct rural views

Quiet cul-de-sac position, easy walking access to common land and beaches

Perfect for dog walking and surfing









Immaculately presented, four double bedroom detached family home located on a quiet cul-de-sac, in a favourable position with partial sea views to the front and direct rural views across open fields to the rear.

Covered entrance way with contemporary composite door to HALLWAY, timber effect easy maintenance flooring, staircase to first floor. Door to CLOAKROOM modern white low level WC and wash hand basin with tiled splashback, matching timber effect floor, useful coat/ boot cupboard. Front LIVING ROOM with Upvc double glazed box bay window, fitted carpet, additional double glazed window to side elevation, access to understairs cupboard with fitted shelving. Open plan LIVING KITCHEN timber effect flooring, range of white fitted base and wall cupboards with roll top work surface and stainless steel sink and drainer, matching island unit and breakfast bar, integrated appliances include double oven, gas hob, extractor, dishwasher and fridge freezer. SITTING AREA/ DINING SPACE with full height double glazed windows and french doors to rear garden with views to open fields beyond. Door to UTILITY ROOM, matching fitted cupboards, roll-top work surface and timber effect floor, space and plumbing for washing machine and tumble dryer, 'Ideal Logic' mains gas central heating boiler. Door to rear garden.

Staircase from hallway to an attractive galleried LANDING with window to side elevation, loft hatch and airing cupboard containing pressurised hot water tank. Doors to PRINCIPLE BEDROOM with partial sea view, attractive built-in floor to ceiling wardrobes and door to EN-SUITE SHOWER ROOM, well-presented white suite including large fully tiled shower cubicle with glazed entry door and mains shower attachment, pedestal basin and low level WC, heated towel rail and frosted double glazed window. BEDROOM TWO, a good sized double room, space for fitted or free-

standing wardrobes and double glazed window to front elevation. BEDROOM THREE, rear double bedroom with space for wardrobes, and Upvc double glazed window overlooking rear garden and direct open access to fields beyond. BEDROOM FOUR used as a single bedroom and study but large enough to function as a double bedroom, window to rear elevation. Attractively presented main BATHROOM with panelled bath and tiled splashback, pedestal basin and low level WC, large fully tiled shower enclosure with mains shower and glazed entry door, heated towel rail, timber effect floor and frosted double glazed window.

Lawned front garden with established shrubbery, tarmacademed double width driveway leading to

single integral GARAGE with up and over door. Gated side path to rear garden, wide paved sitting area and lawn enclosed by picket fencing and with view to open fields beyond, timber framed garden shed to remain.

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.







### 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. Drive to the top of the hill taking the second turning left where the property will lie on your right hand side.

What3words: typically.thatched.retract

### Tenure

Freehold

### Services

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 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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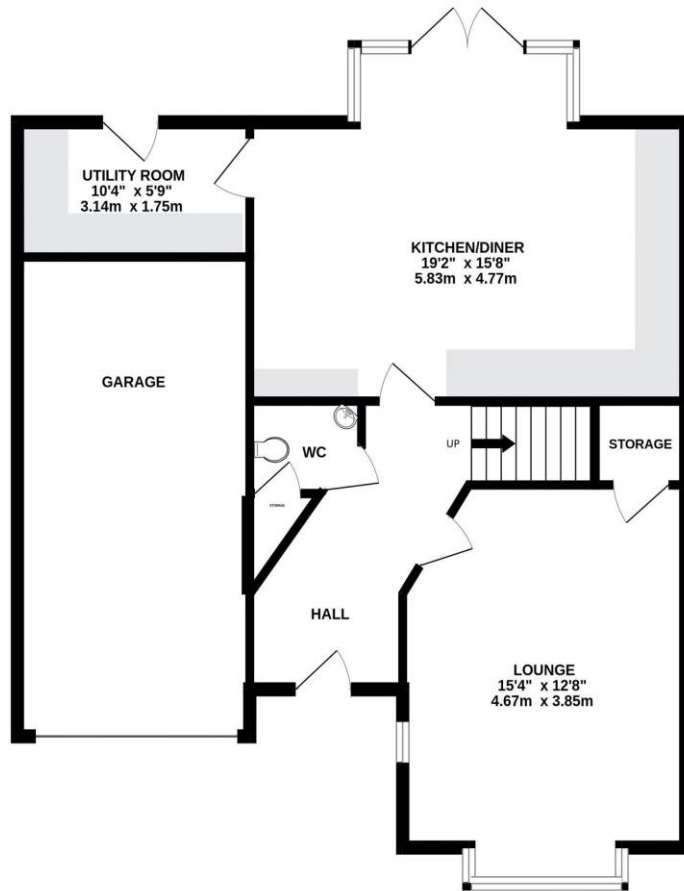


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

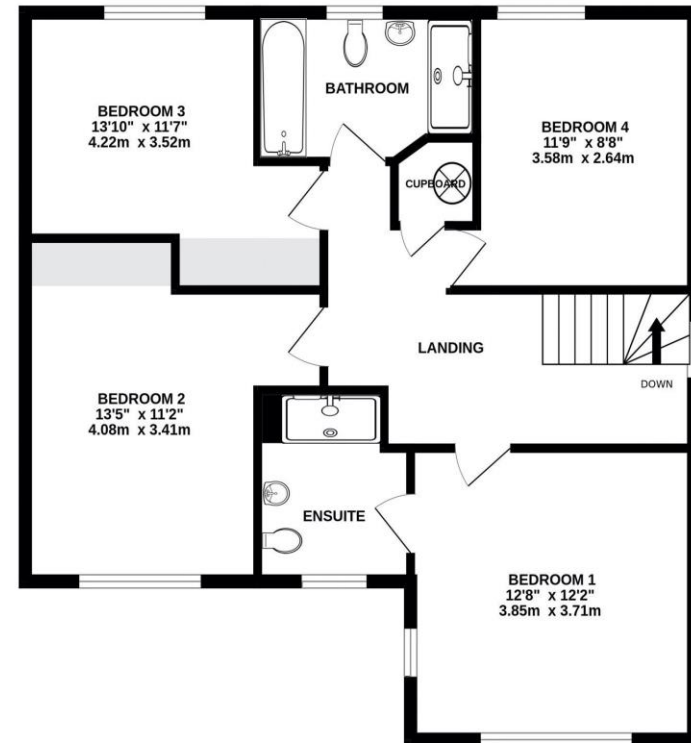




GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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