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63 Main Road
Ogmores-by-Sea, Vale of
Glamorgan, CF32 0PL

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Asking price **£395,000**

A three double bedroom semi-detached bungalow sat in an elevated position with stunning panoramic coastal views from the front in the heart of Ogmores by Sea with parking to the front.

Sold with no onward chain

Recently decorated throughout

Three double bedrooms and front sitting room with a spectacular coastal view also shared by bedroom 1

Front garden ideal for taking in the beach views

Rear courtyard with authentic Italian pizza oven to remain

The heritage coastline, recently opened community centre and countryside in walking distance

Two parking spaces to the front





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A UPVC double glazed front door opens into the HALLWAY with plenty of natural light coming in from the front elevation with tiled flooring. To the left lies a well balanced SITTING ROOM, tiled floor continues, has a feature fireplace and window taking in stunning elevated views of the coastline. BEDROOM 1 with fitted carpet, ceiling lights and window with unspoiled view to the sea. The accommodation continues onwards to the rear of

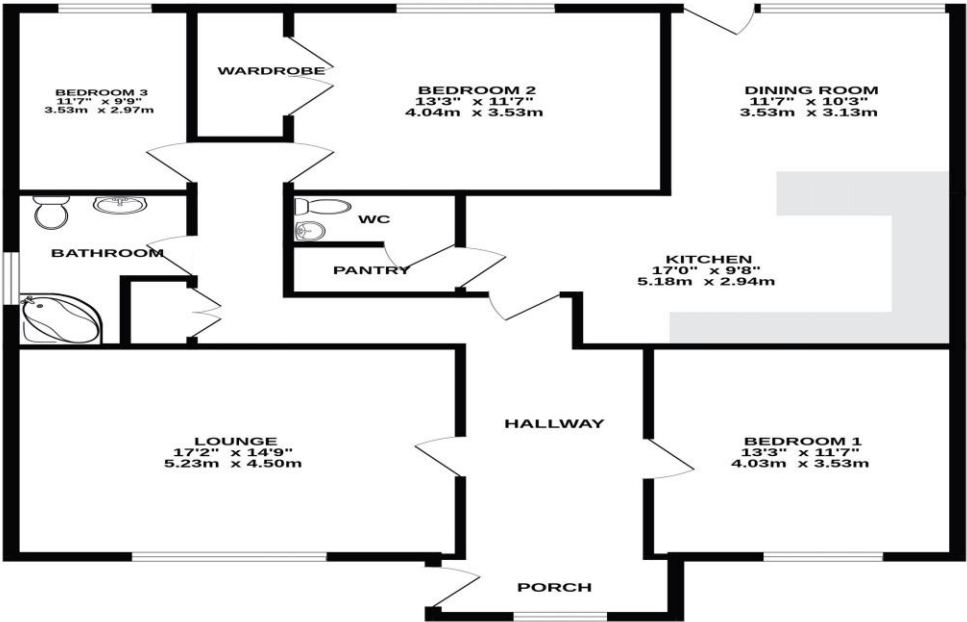
the property to the semi open-plan KITCHEN AREA with run of wall and base mounted units, extending onwards to the DINING AREA when the window and door opening directly out to the enclosed courtyard. The KITCHEN also benefits from a range cooker with provision for plumbed white goods, doors open to a pantry area with a folding door opening through to a CLOAKROOM/WC fitted with a low level WC, wash hand basin and ceiling light.

BEDROOMS 2 and 3 are both doubles, have fitted carpets and large windows bringing in plenty of natural light at the rear of

the property. Family BATHROOM, comprising a newly renovated four piece suite with a corner bath, waterfall (mains fed) shower with WC and wash handbasin to complement with tiled floor and heated towel rail fitted.

To the front of the property, there is an off-road parking area that can accommodate up to 2 vehicles. Steps lead up to a well-kept front garden with lawn and patio paving, an ideal vantage point to take in the coastal views. Gated access from the side leads to a rear courtyard (accessible from the dining room). Authentic Italian pizza oven to remain.

GROUND FLOOR
1179 sq.ft. (109.5 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. 63 is located on your left hand side before reaching the small shopping centre of the village.

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Tenure

Freehold

Services

Mains electricity, gas, water and drainage
Council Tax Band
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through
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