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3 Somerset View,  
Ogmore-By-Sea, The Vale of  
Glamorgan, CF32 0PP

## 3 Somerset View

Asking price **£700,000**

A spacious, detached, very well presented coastal family home occupying a corner plot with far ranging sea views from both inside and out.

Stunning coastline views.

Spacious and well-presented accommodation throughout.

Ground floor - entrance porch, store, inner hall, front sitting room/dining room, study/bedroom 4, rear kitchen/breakfast room, shower room.

First floor - Hall, three double bedrooms, family bathroom and beach facing balcony.

Gated driveway, undercroft garage and workshop.

Landscaped front and rear gardens both enjoying the coastal position.





Tiled entrance porch with large store cupboard off opens into the INNER HALLWAY with timber style flooring, central half turn stairs rising to the first floor.

The accommodation continues to the front with the main SITTING ROOM taking in elevated coastal views with a feature fireplace with GAZCO log effect fire to remain, sitting area and built-in shelving to the DINING SPACE and fitted carpet throughout. A STUDY/ BEDROOM FOUR lies to the side of the property with a window and glazed door, timber style flooring, office furniture (available by separate negotiation) and open shelving.

The rear KITCHEN/ BREAKFAST ROOM opens directly to the rear garden with a modern fitted run of units, complimenting countertops and downlighting with double oven and grill, dishwasher, fridge and freezer to remain. A very useful SHOWER ROOM with tiled flooring, corner shower cubicle, pedestal hand basin, WC and bidet and window to the rear.

Upstairs, a spacious LANDING has direct access out to an impressive balustrade BALCONY and entertainment space taking in unspoiled panoramic coastal views taking in Tuskers Point, Porthcawl, Swansea Bay and beyond. BEDROOM ONE benefits from a dual aspect with front and rear views. Built-in sliding wardrobes provided lots of storage.

BEDROOM TWO and BEDROOM THREE are facing the rear elevation. All three bedrooms enjoy sea views. A well appointed FAMILY BATHROOM services all bedrooms to the first floor. A matching three-piece suite comprises panelled bath, pedestal wash hand basin and WC with tiled walls to dado height, pebble effect flooring and window to side.

Outside to the front lies a gated driveway parking for numerous vehicles with a lawned garden to the side and access to the undercroft garage and workshop onwards. The rear garden has been thoughtfully landscaped with a fish pond, central pathway flanked by grass lawn leading up to a top walled seating area offering a great vantage point making the most of the coastal scenery.

LOWER GROUND FLOOR  
202 sq.ft. (18.7 sq.m.) approx.

GROUND FLOOR  
826 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 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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### Directions

From Cowbridge, travel west along the A48 towards Bridgend. At the bottom of Crack Hill, turn left and travel through the villages of Corntown and Ewenny. At the junction, turn left and take the first right hand turning signposted Ogmore by Sea. Continue along this road, alongside the estuary and around the headland into Ogmore By Sea, continue along the main road passing the shops on the left hand side and take the first left hand turning into Somerset View where No.3 will be the first property on you right hand side as indicated by our 'For Sale' board.

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### Tenure

Freehold

### Services

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

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