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herbert r thomas

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### 3 Somerset View

Ogmore-By-Sea

The Vale of Glamorgan

CF32 0PP



### 3 Somerset View

Asking price **£675,000**

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

#### NO CHAIN!

Panoramic Sea Views

Overlooks large sandy beach popular with bathers / surfers

Excellent dog / walking area

Village shop, café, hairdressers, community hall (yoga, Pilates, judo, etc)

Ultra-fast FTTP fibre broadband (1800+ Mbps)

Garage / Parking for 4 cars

Rear sun terrace

Front and rear gardens

Further development opportunities









Stunning, sunset facing, panoramic sea views encompassing Somerset, Devon and the Gower Peninsula. Featuring a large balcony, front / rear gardens, garage and driveway parking for 4 cars.

GARAGE currently functioning as a storeroom / garden utility room. Suitable for storing a small to medium car or used as a storeroom.

Front ENTRANCE HALL features coat storage / access to convenient walk-in storage room.

Inner Hallway – Timber styled area, leading to secondary hallway, living / dining room, study / fourth bedroom and first floor access via half-turn stairs plus understairs storage.

Fourth bedroom / study – Versatile room, currently used as a study, could be used as the 4th bedroom as required. Windowed door provides direct access to side entrance of house and both gardens.

Living / dining Room – Combines a functional lounge with a spacious dining area. The lounge window provides far-reaching views of Somerset and the Gower Peninsula with memorable sunsets. The dining area provides views of the beach and Porthcawl.

Secondary hallway – Timber styled area, leading to downstairs shower room and large kitchen / dinner.

Shower room – Black ceramic tile floored shower room, with 4 piece suite (Shower Cubicle, Sink, Bidet, WC) with privacy glass window.

Kitchen / Dinner – Large kitchen, featuring seating & dining area with multiple workspaces. Integrated dishwasher, washing machine, dryer, fridge / freezer, gas range cooker all to remain. Integrated

floor level heater. Double French doors lead to the rear garden and terrace.

Rear Gardens – The rear gardens feature wood decking plus twin lawns, separated by a concrete pathway leading to the sun terrace, which benefits from the morning sunshine.

Front Garden - Good size front garden, parallel to driveway with sea views.

Upstairs Landing - Provides access to the master bedroom, two double bedrooms, a bathroom and the balcony.

Balcony – A large 40m2 area, with 150 degree panoramic view of Somerset, Devon and the Swansea / Gower area.

Bathroom – Original bathroom with bath, hand basin, WC and sea view.

Master Bedroom – Good-size room with dual aspect windows, integrated wardrobes / furniture, plus sea views.

Bedroom 2 – Double bedroom currently functioning as a secondary lounge / reading room. Featuring full-size double windows, wood-style flooring, over-head fan, while overlooking rear gardens / terrace.

Bedroom 3 - Double bedroom currently functioning as a dressing room. Overlooks rear gardens.





## 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 your right hand side as indicated by our 'For Sale' board.

## 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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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
**01446 772911**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926

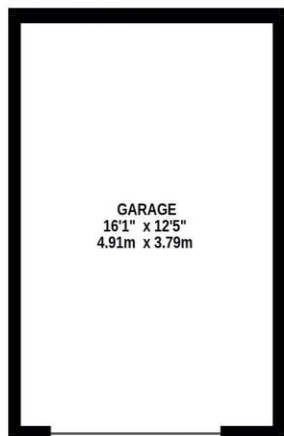


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

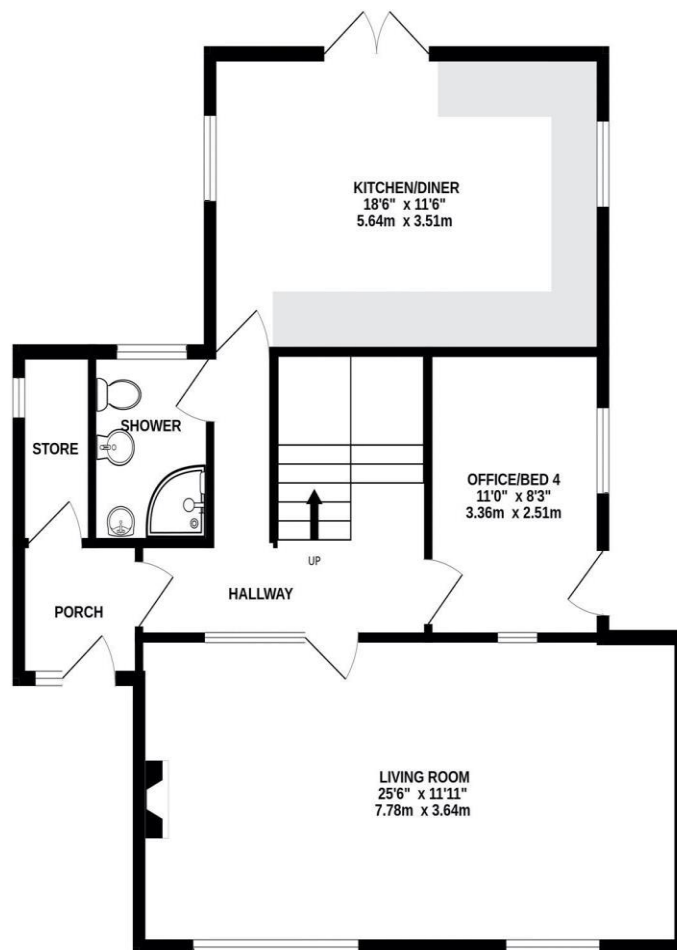




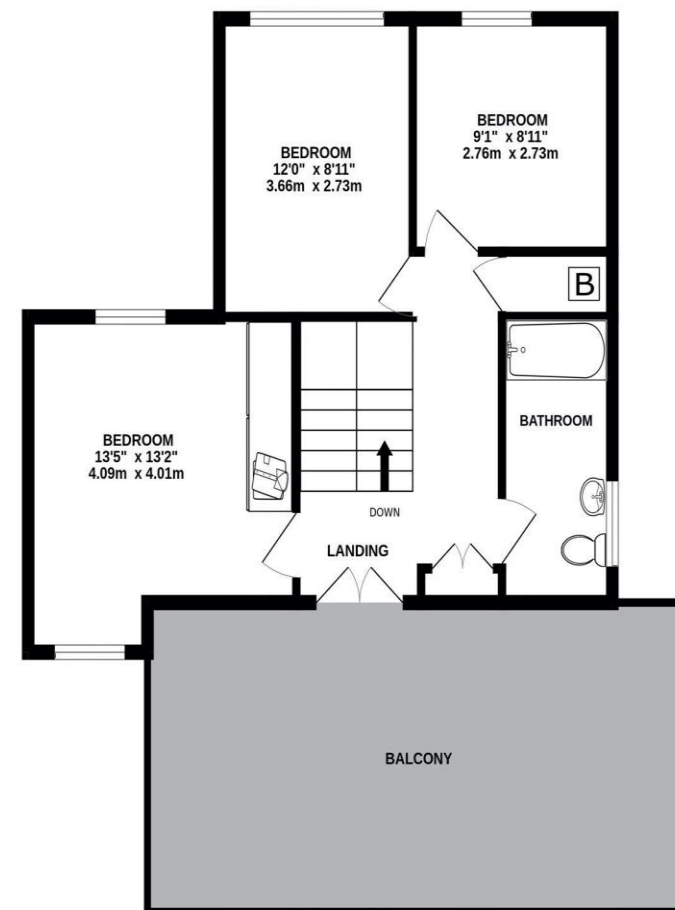
LOWER GROUND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.



GROUND FLOOR  
826 sq.ft. (76.7 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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