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1A Brig Y Don Hill

Ogmore-By-Sea

The Vale of Glamorgan

CF32 0PS

1A Brig Y Don Hill

Asking price **£475,000**

A detached, three double bedroom, property with deceptively spacious accommodation set over two floors enjoying great views of the coastline, in an established garden plot.

Flexible and well-balanced coastal living

Well-presented accommodation with high quality fittings installed

Ground floor hall, shower room/utility, open plan kitchen/living/dining room, sitting room, sunroom

Landing with open study, three double bedrooms, en-suite, family bathroom and large balustraded balcony

Sizeable front driveway that can accommodate numerous vehicles

An established rear garden

Far reaching coastal views enjoyed from inside and out





The decorative glazed entrance door opens to a welcoming ENTRANCE HALLWAY with engineered oak flooring and pendant light. Just off to the left, there is a separate SHOWER/ UTILITY ROOM. This contains a corner shower enclosure and WC to the side. Opposite these fixtures, lies the utility space with plumbed provision for white goods, low level storage with central Belfast sink, wooden countertop and window over.

Beyond the hallway, glazed double doors open into the sociable KITCHEN/LIVING/DINING SPACE with multiple large windows taking in coastal views from the front and side aspects. Engineered oak flooring continues into the open plan living/dining area and the kitchen area has tiled flooring. The kitchen is a timeless Shaker style design with wall and base-mounted units fitted, wooden butcher block countertop and complementing island. Appliances to remain include a 'Rangemaster' oven with gas hob over, dishwasher and ceramic sink with traditionally styled mixer tap over.

The accommodation continues with a door leading into the rear SITTING ROOM. With a fitted carpet, internal bi-fold doors access the SUN ROOM and double doors open directly out to the rear garden. In addition, a brick lined chimney with timber mantle over and inset gas stove provide a cosy focal point.

The SUN ROOM on the south side of the property has a tiled floor and enjoys 180 degree views to the local coastline and beyond. A front and rear door connect this space well to the outside in addition to internal doors connecting to the kitchen/living/dining area and sitting room.

Half turn carpeted spindled stairs rise to the vaulted first floor LANDING where an open home

OFFICE/STUDY area can be found. A naturally bright space, this is enhanced further by a large window taking in direct, elevated, sea views.

The accommodation continues with three stylish and neutrally decorated double bedrooms, family bathroom and en-suite. BEDROOM ONE and BEDROOM TWO lie to the front of the property and benefit from balcony access with coastal aspect.

A well-appointed fully tiled en-suite is enjoyed by bedroom one with a traditionally styled suite comprising a low level WC, wash hand basin and double shower enclosure (mains fed).

BEDROOM TWO is set up as twin room with doors opening out onto the balcony.

BEDROOM THREE is a rear facing double bedroom with fitted carpet and window to the garden.

The FAMILY BATHROOM is a generous size, tiling to both floor and walls with a four piece traditional suite fitted including a clawfoot freestanding bath, matching wash hand basin, WC and corner, double shower enclosure and window to the rear garden.

The front of the property has a neat frontage enclosed by a pillared red rock wall. The block paved driveway accommodates a number of vehicles with ease. The rear garden is fully enclosed with a laid grass lawn to the centre, a paved terrace, timber constructed garden room and shed to remain.





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 Ogmere By Sea. Continue along this road and into the village, continue along Main Road and pass the village hall on your right then turn 2nd left onto Brig Y Don Hill where No.1a will be on your left hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains services

Council Tax Band F

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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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