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herbert r thomas

9 Brig Y Don Hill  
Ogmore-By-Sea  
The Vale of Glamorgan  
CF32 0PS  
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## 9 Brig Y Don Hill

Asking price **£395,000**

A three to four bedroom detached bungalow, on a generous sized mature garden plot in an elevated position enjoying sea and coastal views.

Three/ four bedroom detached property in need of decorative improvement

Offered to the market for the first time since it's construction over 65 years ago

Two reception rooms plus garden room extension

Ground floor bedroom and shower room/WC

Three bedrooms to first floor and further shower room

Potential to extend and reconfigure subject to relevant planning permission

Off-road parking and garage

Generous sized mature garden plot

Elevated position enjoying coastal views

Potential to extend and reconfigure subject to relevant planning permission





This much-loved family home, Is offered to the market for the first time since it's construction over 65 years ago. It is being sold with vacant possession and no upward chain. The property, which needs decorative modernisation sits in a generous sized garden plot, and holds potential for extension subject to relevant planning permission. It is situated in an elevated position within this highly regarded coastal village and enjoys panoramic sea and coastal views.

The accommodation briefly comprises: An ENTRANCE HALL, with window to side enjoying sea views and glass panel doors leading into the kitchen and main reception room. The LOUNGE with picture window to front has views into the Bristol channel. It has an open tread staircase rising to the first floor. The room has part wood panelling to walls and a gas fire set on a dressed stone fireplace. The lounge is semi-open plan to the

DINING ROOM which has patio doors leading into a garden room extension. The GARDEN ROOM with UPVC double glazing to three aspects enjoys views and access into the garden.

An INNER HALLWAY, off the dining room, gives access to BEDROOM ONE, which has a window to rear, overlooking the garden. It has a built-in range of wardrobe cupboards and full mirror panelling to one wall. The ground floor SHOWER ROOM has a coloured, low-level WC and sink unit with storage below, plus an easy access shower tray. The room has extensive tiling to walls, plus stainless-steel splashback within the shower tray.

The first floor LANDING with skylight to front gives access to three bedrooms and a first floor shower room. BEDROOM

TWO with window to side and skylight to front has built-in wardrobe cupboards. BEDROOM THREE has a window to side enjoying sea views and skylight to front, fitted wardrobes and fitted single bed. In the centre of the room is the chimney breast from the lounge fireplace. BEDROOM FOUR Is dual aspect with windows to side and rear. It has high-level storage units. The first-floor SHOWER ROOM also has high-level storage unit units and houses a four-piece suite which includes a corner shower cubicle, low-level WC, bidet and sink unit.

Outside, to the front of the property is off-road parking on a driveway with space for up to three vehicles. A lawn garden has an extensive range of mature shrub and tree specimens. At the head of the driveway is a large single GARAGE with high roller shutter door (suitable for a campervan), window to rear and pedestrian door side. The garage benefits from power and lighting. To the rear is a deceptively large, landscaped lawned garden. Paved pathways are boarded by mature shrub borders. The teared lawns extend out to the rear boundary, where there is a greenhouse and wood store located. Below, the property is an undercroft STORE ROOM, accessed from an external door. This useful space is divided into three rooms. All with limited headroom, but offering excellent storage space.

# AWAITING FLOORPLANS





### Directions

Travel West along the A48. At the bottom of Craig Hill turn left and travel through the villages of Corntown and Ewenny. At the T Junction turn left. Take the next right and follow this road Alongside the Estuary, Into Ogmore By Sea. Continue along the main road, Taking the last left-hand turning before the cattle grid Onto Brig-y-Don Hill. No.9 will be found near the top of the road on your left left-hand side.

What3words: native.honestly.crackles

### Tenure

Freehold

### Services

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

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING EPC**

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