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Silverdene

38 Craig Yr Eos Road
Ogmore-By-Sea
The Vale of Glamorgan
CF32 0PH
hrt.uk.com

Silverdene

Asking price **£445,000**

Three bedroom, semi-detached traditional bungalow enjoying a splendid location in a quiet cul-de-sac with views towards the Bristol Channel and exceptionally convenient access onto the Heritage Coastal Path.

Traditional semi-detached three bedroom bungalow

Living room open plan to sitting room, kitchen dining room, utility room with walk-in shower, three bedrooms and bathroom

Driveway and car port, paved and lawned front garden private, mature principally lawned rear garden, quiet cul-de-sac position with views to the Bristol Channel

Easy walking access to coastal paths and beaches





Three bedroom, semi-detached traditional bungalow enjoying a splendid location in a quiet cul-de-sac with views towards the Bristol Channel and exceptionally convenient access onto the Heritage Coastal Path. Upvc double glazed sliding patio doors to front SITTING ROOM, timber effect floor and pendant light with views to the channel. Wide opening to central LIVING ROOM, polished floorboards, recessed wood burning fire with Minster style fireplace surround, small paned

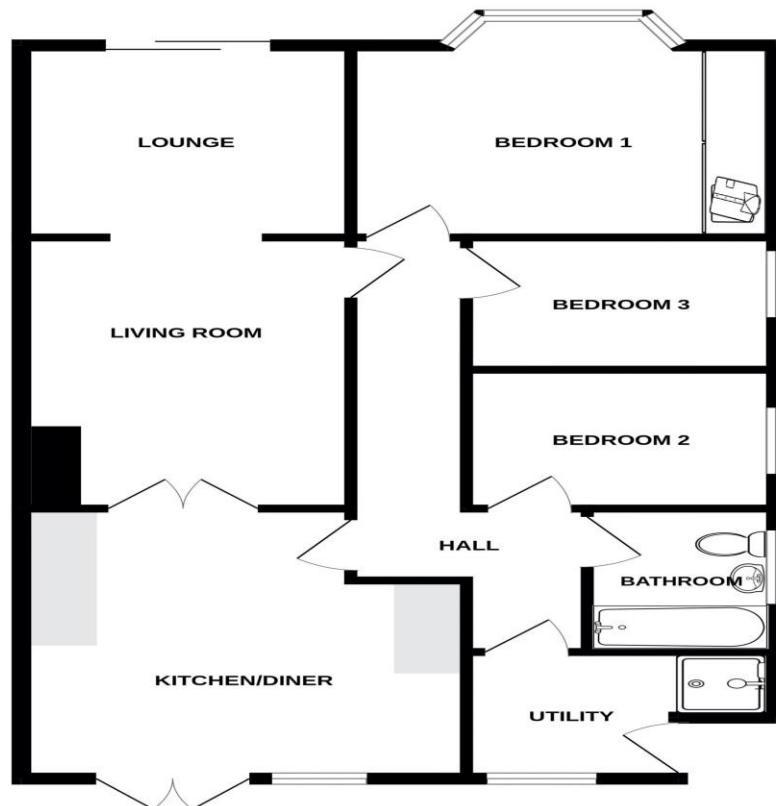
glazed double doors to rear KITCHEN/ DINING ROOM, light grey high gloss fitted base and wall cupboard with white rolltop worktops, inset one and a half bowl sink and drainer, integrated double oven, gas hob and extractor, built in dishwasher, space for fridge freezer, tile effect floor, room for dining table, double glazed French doors and side window to private rear garden.

Door from living room to internal HALLWAY, in two parts, with doors to PRINCIPLE BEDROOM, large

double room with wide Upvc double glazed bay window to front elevation with sea views. BEDROOM TWO, double glazed windows to side elevation. BEDROOM THREE, polished floorboards, double glazed window to side, and door to boiler cupboard containing modern Baxi mains gas combination boiler. BATHROOM, pitched paneled ceiling, fully tiled to floor and walls, white suite including low level WC, wash hand basin with vanity cupboard and panelled bath with mixer tap and shower attachment, frosted double glazed window. UTILITY ROOM, tiled floor, double glazed window and door to rear garden, high level fitted cupboard, space and plumbing for washing machine. Deep walk-in, fully tiled shower area with mains shower attachment.

Tarmac driveway with access to CAR PORT, private front lawn with raised paved sitting area, decked side path to very private rear garden combining a gravelled sitting area with gently sloping lawn, mature shrubbery and trees.

GROUND FLOOR





Directions

From Cowbridge, travel in a Westerly direction along the A48 heading towards Bridgend. At the bottom of Crack Hill turn left signposted Corntown and Ewenny, travel though both villages to the 'T' Junction turning left signposted St Brides Major, take the next right signposted Ogmere By Sea. Continue along this road adjacent to the Ogwr River, around the headland and into the village of Ogmere by Sea. At the brow of the hill take the right hand turning into Craig Yr Eos Road where No.38 is on your left hand side looking straight towards the Channel.

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.

