



Bryngwyntog, 20, West Farm Road
Ogmore-by-Sea, CF32 0PU

Watts
& Morgan



**Bryngwyntog, 20, West Farm
Road
Ogmore-by-Sea, Ogmore-by-Sea CF32
OPU**

£700,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

***GUIDE PRICE £700,000 - £725,000 ***

We are pleased to present to the market a rare opportunity to purchase this beautifully presented detached property situated on a desirable plot in Ogmore-by-Sea. The versatile three/four bedroom home sits proud in an elevated position which benefits from uninterrupted sea views over the Bristol Channel to the North Somerset Coast. In addition, there are countryside views to Southerndown and Nash Point. Within walking distance of local amenities, Ogmore beach and close proximity to the M4 Motorway. Accommodation briefly comprises; sun-room, kitchen/breakfast room, entrance hallway, utility room, WC, dining room/bedroom 4, main bedroom and living room. Second hallway. First floor landing, 2 double bedrooms and a 4-piece family bathroom. Externally enjoying integral garage with basement storage, private driveway with space for multiple vehicles and a full wraparound landscaped garden with outside summerhouse. EPC Rating; 'D'

Directions

Bridgend Town Centre – 5.3 miles M4 (J35) – 7.5 miles
Cardiff City Centre – 24.6 miles Swansea City Centre – 25.8 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a composite door leading into the sun-room featuring tiled flooring with underfloor heating and sliding patio doors which lead out onto a raised balcony overlooking the wrap around gardens and capturing sea views to the North Somerset Coast.

The open-plan kitchen/breakfast room is a spacious light room with continuation of the flooring and recessed spotlighting throughout. The kitchen has been comprehensively fitted with a range of shaker style wall and base units and matching work surfaces. Integral appliances to remain include a freestanding Britannia 6-ring 'Rangemaster' gas cooker with two electric oven, grill and warming drawer, Neff microwave, Bosch fridge and dishwasher and a slimline wine chiller. Also featuring partially tiled walls and windows to the front and side elevation. The utility room has been fitted with a range of wall and base units and complementary laminate work surfaces. Plumbing has been provided for multiple appliances and windows looking over the front. The main hallway features a large internal storage cupboard. The dining room is a versatile room to be potentially used as Bedroom Four. Features laminate flooring and sliding doors leading out to the front elevation.

Bedroom One is also located off the ground floor and features wall to wall fitted wardrobes, laminate flooring, fitted drawers and windows looking over the rear elevation with sea views. The ground-floor WC has been fitted with a wall-mounted WC and wall-mounted sink. Further presents partially tiled walls, tiled flooring and windows to the front.

The second hallway features laminate flooring and double doors lead into the main living room. A solid oak staircase with carpeted flooring leads up to the first floor landing.

The main living room is a spacious reception room with continuation of laminate flooring and a central feature electric fireplace set on a marble hearth. Windows to the side and rear elevation offer countryside and outstanding sea views.

FIRST FLOOR

The first floor landing features solid oak flooring and a large walk-in airing cupboard. Bedroom Two is a sizable double bedroom with Velux skylight windows to the rear, windows to the side elevation, laminate flooring and mirrored sliding fitted wardrobes.

Bedroom Three features mirrored sliding fitted wardrobes, laminate flooring, windows to the side elevation and Velux skylight windows.

The family bathroom has been recently fitted with a 4-piece suite comprising; panelled bath, double walk-in shower cubicle, WC and Jack and Jill sink set within vanity unit. Also featuring spotlighting, fully tiled walls and tiled flooring.

GARDENS AND GROUNDS

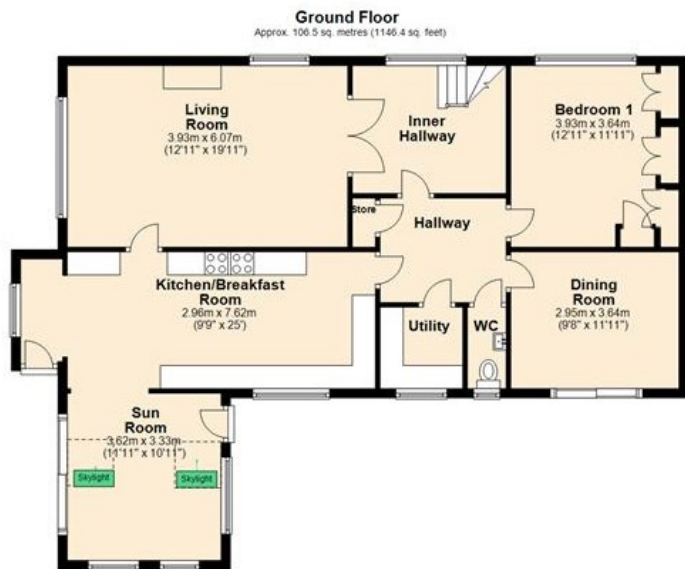
No. 20 is accessed off West Farm Road. The property sits on a substantially large desirable plot boasting far wide spread sea views to the front and far reaching countryside views to the side.

To the side of the property is a private resin driveway with space for multiple vehicles leading to the integral garage. The integral garage has full power supply and houses the gas condensing combi boiler and leads into a large basement storage space. The fully landscaped wraparound garden benefits from various different areas including a raised seating area with water feature, a large patio area with chippings and a range of mature shrubs and flower borders. To the side leads around to the outdoor summerhouse with full power supply and double patio doors leading in. Also features a raised patio area ideal for outdoor dining with panoramic views. There is a raised decked outdoor BBQ area wrapping around to the side driveway.

SERVICES AND TENURE

All mains services connected. Freehold.



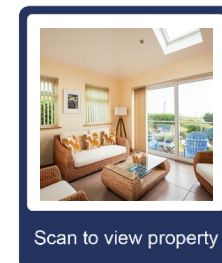


Main area: Approx. 162.4 sq. metres (1748.5 sq. feet)
Plus outbuildings: approx. 58.8 sq. metres (632.8 sq. feet)
All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	76
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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