



West Winds,  
CF32 0QA

Watts  
& Morgan







# West Winds,

Ogmore-by-Sea, CF32 0QA

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**£589,950 Freehold**

3 Bedrooms | 2 Bathrooms | 0 Reception Rooms

Offering to the market for the first time this deceptively spacious seaside bungalow dating back to the 1920's situated in the most desirable plot on Ogmore Beach itself. Benefitting from magnificent uninterrupted sea views across the Bristol channel, Porthcawl and beyond . This 3 double bedroom detached bungalow located in the seaside village of Ogmore-by-Sea is within walking distance of local amenities and close proximity for commuters via Bridgend Town Centre and Junction 36 of the M4. This accommodation comprises; Entrance conservatory, lounge, principal bedroom with 4-piece ensuite bathroom, 2 further double bedrooms, study/office, dining room, kitchen, utility and shower room. Externally enjoying off-road parking for multiple vehicles, Enclosed wrap around garden with patio area. EPC Rating; 'E'

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## Directions

- Bridgend Town Centre 5.4 miles
  - Cardiff City Centre 22.8 miles
  - M4 (J36) 6.8 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

### SITUATION

The Village of Ogmore-by-Sea is positioned along the western coastline of The Vale of Glamorgan where there is a mixture of sandy and stony beaches. The location benefits from panoramic sea views, towards the Devon / Somerset coast, with Porthcawl and the Gower peninsular also visible along the Welsh coast. The Village of Ogmore includes a post office and restaurant and has convenient access to the Town of Bridgend, where there is an extensive shopping centre and access to a main line railway station. The M4 and main A48 roads allow convenient travel to major local centres. Primary schooling is on hand in the nearby Village of St. Brides Major and secondary schooling is available at the Town of Cowbridge.

### ACCOMMODATION

Accessed via a uPVC door into the conservatory veranda area with tiled flooring and fully glazed sliding doors leading out onto a front decked area. The perfect spot for watching the sunset offerings beautiful undisturbed views of Ogmore Beach. An internal door leads into the main living room which is a spacious reception room offering solid oak flooring, a central feature electric fireplace with a marble surround and an oak mantel.

Bedroom One is a spacious double bedroom with carpeted flooring, built-in storage housing the 2-year old gas combi boiler and windows to the front with beautiful sea views. Leads into an en-suite bathroom fitted with a 4-piece suite comprising of a double walk-in shower cubicle, a roll top bath with freehand overhead shower, pedestal wash hand basin and WC. Also features fully tiled walls and flooring and an obscured uPVC window to the rear. The dining room is a further reception room with ample space for freestanding dining furniture, continuation of solid oak flooring and uPVC French doors open out onto the rear garden. The kitchen has been comprehensively fitted with a range of traditional wall and base units and complementary laminate roll top work surfaces. Integral appliances to remain include; 4-ring gas hob with oven, grill and stainless steel extractor fan, American style fridge/freezer, freestanding dishwasher and a dual bowl stainless steel sink. The kitchen also offers partially tiled walls, tiled flooring and a courtesy door leading out into a utility area. The utility has been fitted with continuation of the laminate work surfaces and plumbing is provided for the freestanding washing machine. A courtesy door provides access out onto the rear garden. Bedroom Two is another good size double bedroom with carpeted flooring and windows to the front. Bedroom Three is a further double bedroom with solid oak flooring and windows to the front. The office/study is a versatile room with solid oak flooring and windows to the side. The shower room has been fitted with a 3-piece suite comprising of a corner shower cubicle, pedestal wash hand basin and WC. Also featuring fully tiled walls and flooring and a Velux skylight window to the rear.

### GARDENS AND GROUNDS

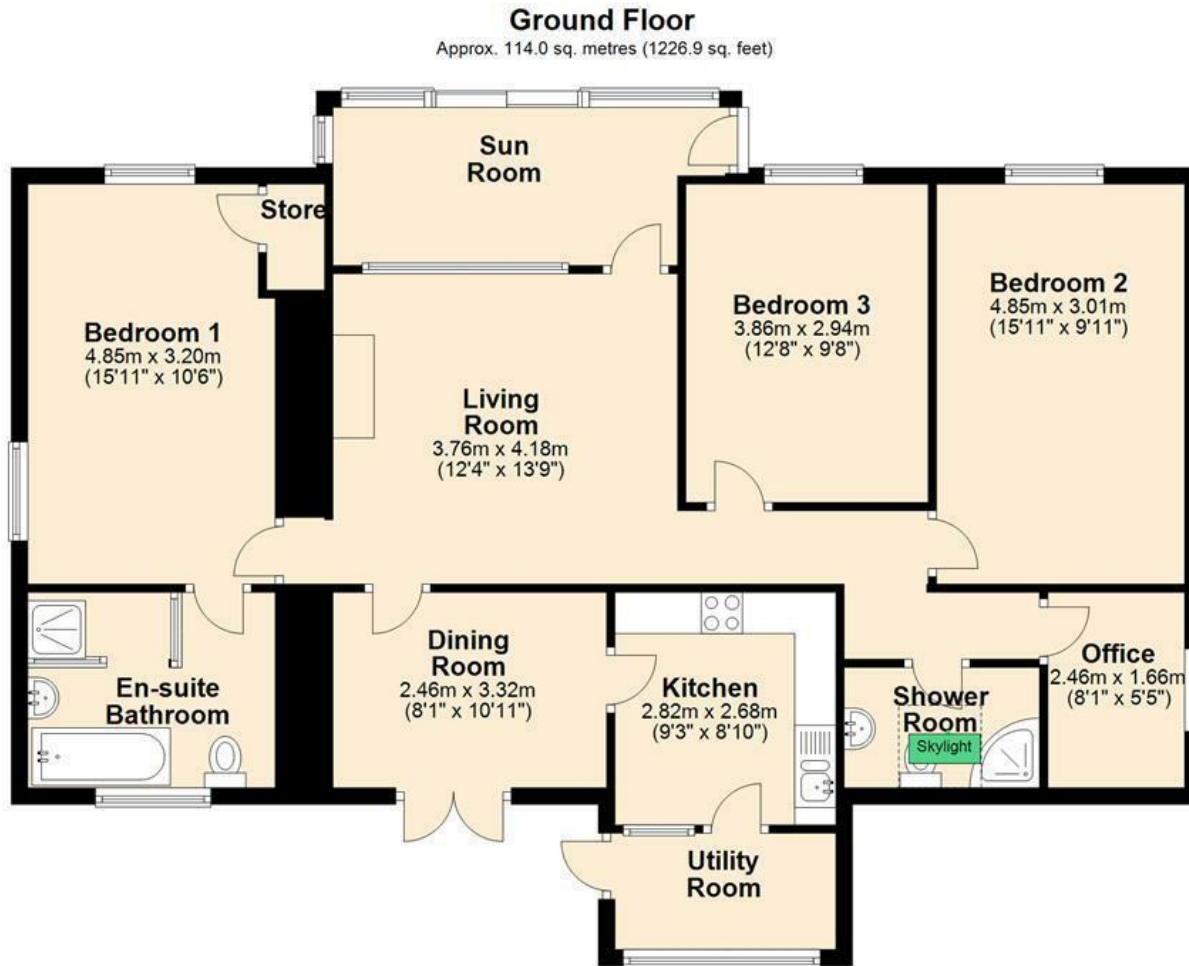
West Winds is accessed off a private road from Ogmore Beach or a footpath off Seaview Drive. Situated off Ogmore beach itself on common land with right of access. Set with the most beautiful panoramic sea views to the front of the property and off-road parking for multiple vehicles. The property benefits from an enclosed fenced garden wrapping around the property laid with stone chippings and a patio area ideal for outdoor furniture.

### SERVICES AND TENURE

All mains services connected. Sceptic Tank drainage. Freehold.





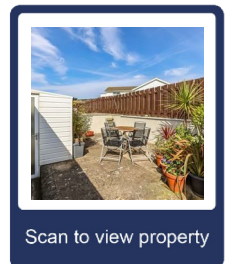


Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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