



94, Crompton Way  
Ogmore - By-Sea, CF32 0QF

Watts  
& Morgan







# 94, Crompton Way

Ogmore-By-Sea, Ogmore - By-Sea CF32 0QF

**£535,000 Freehold**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market for the first time a well presented four double bedroom detached property situated in a sought after location in Ogmore By Sea. A short walk away from Ogmore By Sea beach and local seaside village amenities. Located on the popular modern David Wilson development this property comprises of entrance hall, lounge, WC, open plan kitchen/dining room and utility. First floor landing, main bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway, single garage, landscaped rear garden backing onto fields behind. EPC Rating "B"

## Directions

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 towns of Cowbridge. and Bridgend.

### ABOUT THE PROPERTY

Entered via a composite front door leading into the entrance hallway with tiling to the floors and all doors lead off.

The main living room is a spacious reception room with a bay window to the front aspect, carpeted flooring and a large built-in storage cupboard.

The WC/cloakroom has been fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and built-in storage.

The open plan kitchen/dining room is a superb sized room perfect for entertaining with tiling to the floors, seating area with double doors leading out to the rear garden and windows to both sides. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashbacks, integrated appliances to remain include 5-ring gas hob, eye-level oven and grill, integrated fridge freezer and dishwasher. There is ample space for dining furniture and a seating area.

The utility has been fitted with work surfaces and base units with tiled flooring and a door leading out to the rear garden. There is space and plumbing provided for multiple appliances and the one cupboard houses the gas boiler.

The first floor landing offers carpeted flooring and all doors lead off with access to the loft hatch.

Bedroom one is a great sized main bedroom with carpeted flooring, fitted wardrobes and window to the front. Bedroom two benefits from carpeted flooring, fitted wardrobes and window to the front. The ensuite off bedroom one has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure with glass screen, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the front.

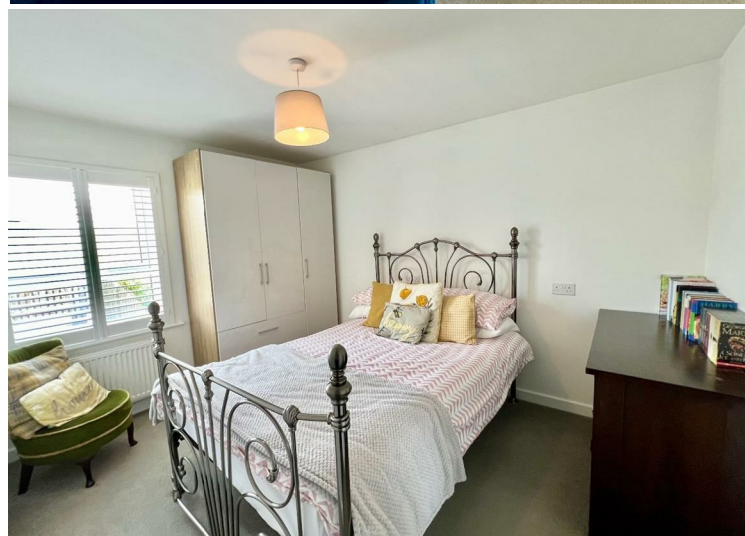
Bedroom three is a third double bedroom with carpeted flooring, alcove for wardrobes and window to the rear. The fourth double bedroom has carpeted flooring and windows to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, separate shower enclosure, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the rear.

### GARDENS AND GROUNDS

Approached off Crompton Way No.94 benefits from a double driveway to the front with off-road parking for two vehicles leading to the single integrated garage with manual door and power supply. There is a timber front gate providing side access around to the rear garden. To the rear of the property is a landscaped garden set over three tiers laid with patio slabs perfect for outdoor furniture whilst steps lead up to a lawned section all enclosed by timber fencing. The property benefits from beautiful views to the rear overlooking fields.

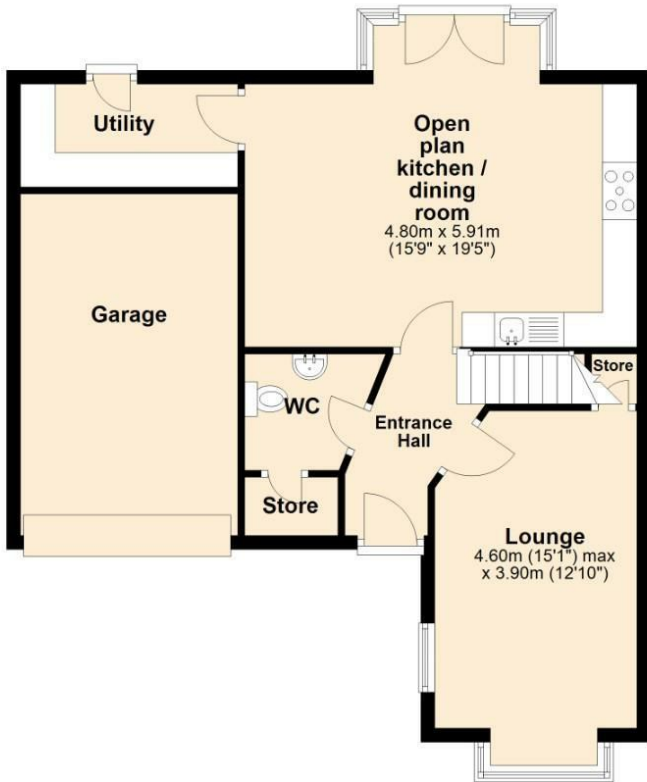
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "B". Council Tax Band "F". Estate Management Fees apply.



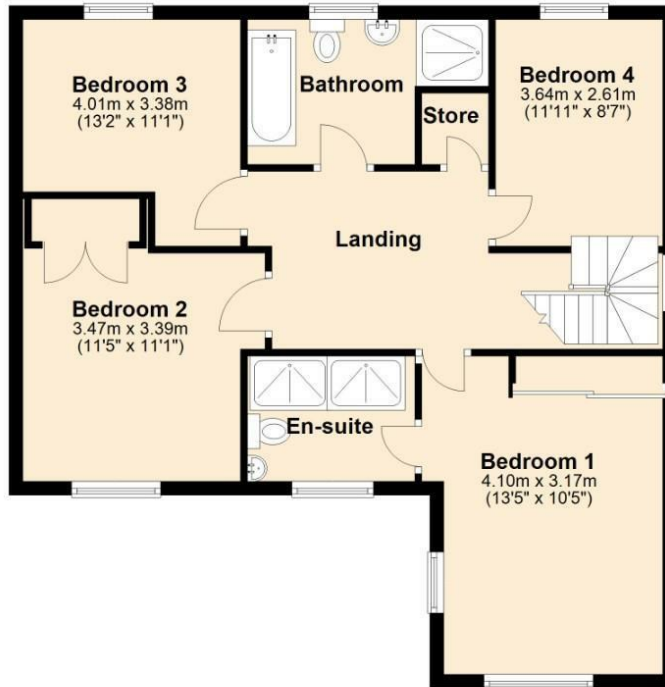
### Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



### First Floor

Approx. 66.2 sq. metres (712.9 sq. feet)

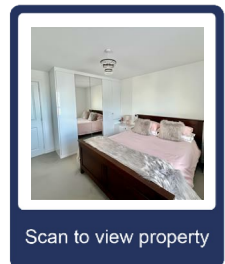


Total area: approx. 135.2 sq. metres (1455.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	



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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