



Maes Y Don, 18 Main Road,
Ogmore-by-Sea, CF32 0PD

Watts
& Morgan



Maes Y Don, 18 Main Road, Ogmore-by-Sea, CF32 0PD

Guide Price £699,950 Freehold

4 Bedrooms : 1 Bathroom : 5 Reception Rooms

A deceptively spacious four bedroom detached bungalow with truly stunning sea views. Highly adaptable accommodation with further scope for development. Comprising; entrance hallway, home office, three reception rooms plus sun room, fitted kitchen with pantry, shower room with WC and utility. Ground floor double bedroom and three further bedrooms to first floor. South-facing generous lawned gardens with views over the Bristol Channel. Ample gated off-road parking plus detached garage and separate workshop. No ongoing chain. EPC Rating; D.

Directions

If approaching from Ewenny, follow the B4524, passing Ogmore Castle and The Pelican Public House. Travel on into Ogmore by Sea with the river mouth on your right. Continue a short distance into the village after passing the turning down to the beach. The gated driveway for Maes Y Don 18 Main Road can be found on your right.

Alternatively, from the village of St Brides Major, follow the B4524 into Southerndown. Travel through that village onto Ogmore by Sea. Continue through the village passing the Post Office on your right. After the third turning on your left the gated driveway for Maes Y Don, 18 Main Road is the fourth property on your left.

- Cowbridge 9.1 miles
- Cardiff City Centre 27.0 miles
- M4 (J35) 7.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * An exceptional family home set in one of the most enviable locations in Ogmore-by-Sea enjoying amazing panoramic views over the Bristol Channel, the north Devon coast, Porthcawl and the Gower beyond.
- * Entrance into a porch and thereon into the L-shaped hallway with original square panelled oak walls and enclosed staircase to first floor. Original 1930's doors lead off into all accommodation and large under-stairs storage cupboard plus pantry.
- * Home office with original herringbone parquet flooring.
- * Fully tiled shower room and separate WC.
- * To the end of the hallway lies the kitchen fitted with a range of traditional wall and base units, eye-level double oven/grill and one cupboard houses the 'Worcester' gas boiler.
- * To the rear of the property is the lounge, a delightful light and airy reception space which appreciates the superb sea views. Offering original features to include oak panelled walls, oak strip flooring and exposed ceiling beams.
- * Off from the lounge is a sun room with sliding patio doors leading directly onto the rear patio.
- * Two further receptions room with south-facing sea views - currently utilised as a dining room and second sitting room which leads into a utility area with access to the side of the property.
- * On offer is a ground floor double bedroom.
- * The first floor leads into two double bedrooms with fitted storage and one single bedroom/dressing room; the front-facing bedroom enjoys the most stunning panoramic sea views.

GARDENS AND GROUNDS

- * Maes Y Don is approached off the main road through Ogmore By Sea village onto a large gated driveway providing off-road private parking for several vehicles leading to a detached garage with electric remote controlled door; plus pedestrian access into a separate workshop with power supply.
- * To the front are several outbuildings to remain to include two timber storage sheds and a brick built store. The garden provides a raised lawn area with footpath to front door and gated side access leads to the rear of the property with area for a vegetable garden.
- * To the rear, on offer is a generous south-facing lawned garden which provides a raised patio area and benefits from the most superb sea views - a peaceful and relaxing place to sit and enjoy the sunset. Steps lead down onto a further fully enclosed lawned garden with fishpond and is planted with an abundance of colourful shrubs and evergreens.

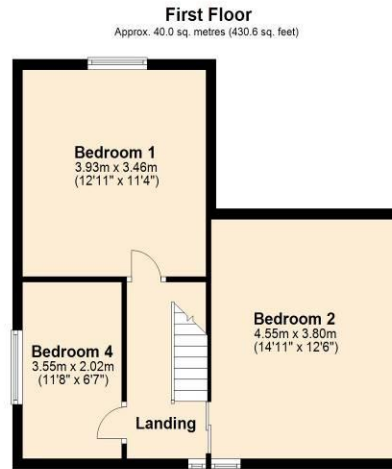
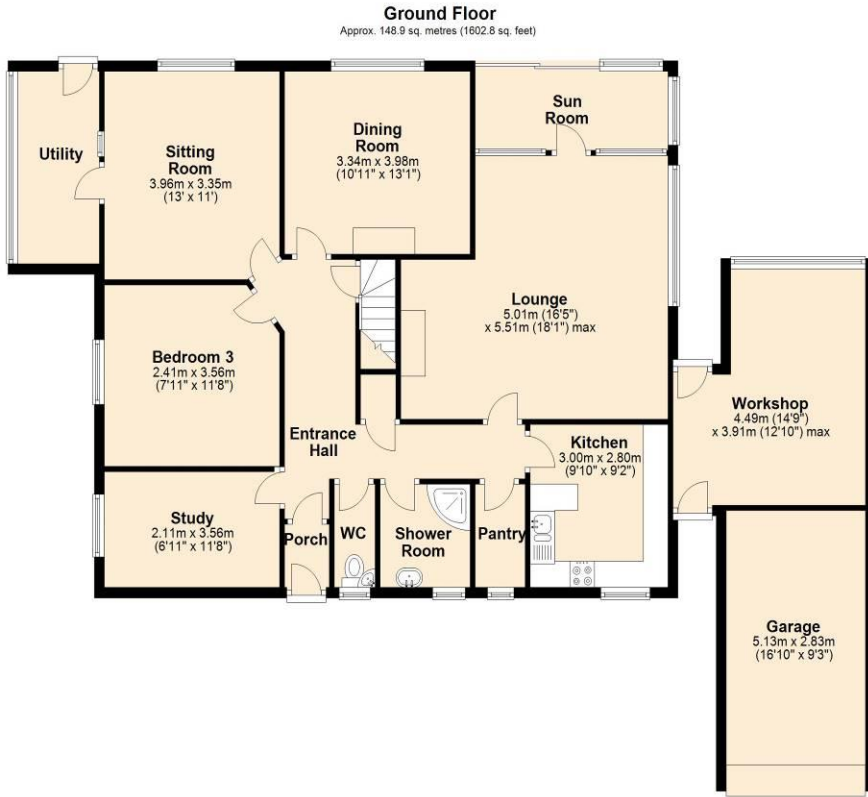
ADDITIONAL INFORMATION

All mains services connected. Freehold. Gas fired boiler. Council tax band F.



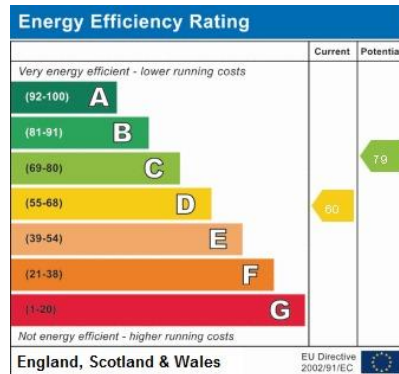
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Total area: approx. 188.9 sq. metres (2033.4 sq. feet)

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



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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