



18 Craig Yr Eos Avenue,
Ogmore-By-Sea, CF32 0PF

Watts
& Morgan



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Guide Price **£895,000** Freehold

4 Double Bedrooms : 3 Bathrooms : 3 Reception Rooms : 200yards to Ogmore Beach : Sea Views

A truly immaculate family home positioned overlooking the Bristol Channel in Ogmore-By-Sea. Built in 2018 to the highest of standard by Waterstone Homes, nestled in a prime position in this prestigious development. Accommodation comprises; entrance hallway with cloakroom, lounge with log burner, home office, stunning kitchen-dining-living room with island and bi-folding doors, plus utility. First floor offering four double bedrooms, each with their own fitted wardrobes, two en-suites and a luxurious 4-piece family bathroom. Fully landscaped front and rear gardens, private driveway parking to rear with double detached garage with electric doors. Viewing highly recommended to appreciate the front-facing sea views. EPC Rating; 'B'.

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, take the second right turning into Craig Yr Eos Road. Continue along taking the first left turning where the property can be found to the left.

- Cowbridge 9.4 miles
- Cardiff City Centre 25.3 miles
- M4 (J35) 8.1 miles

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Summary of Accommodation

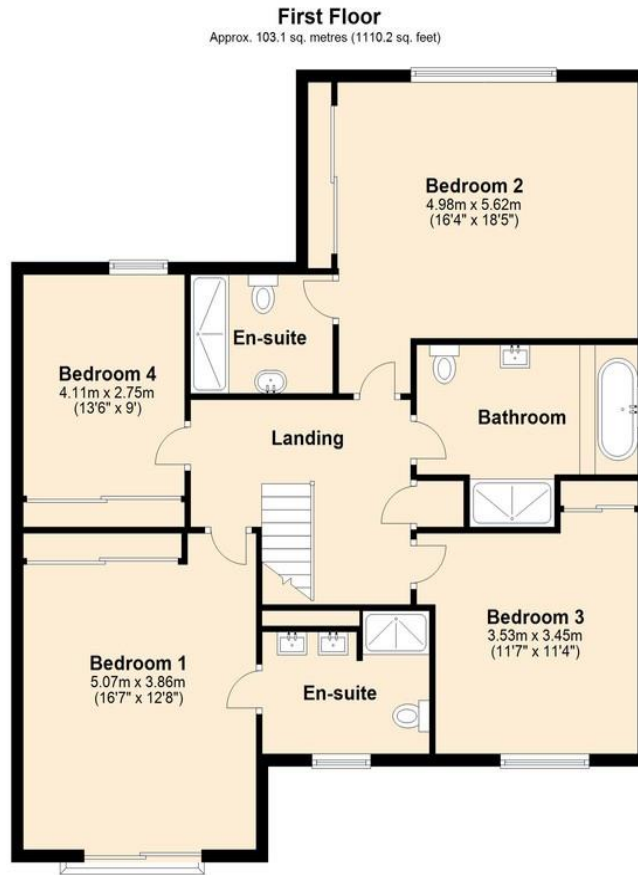
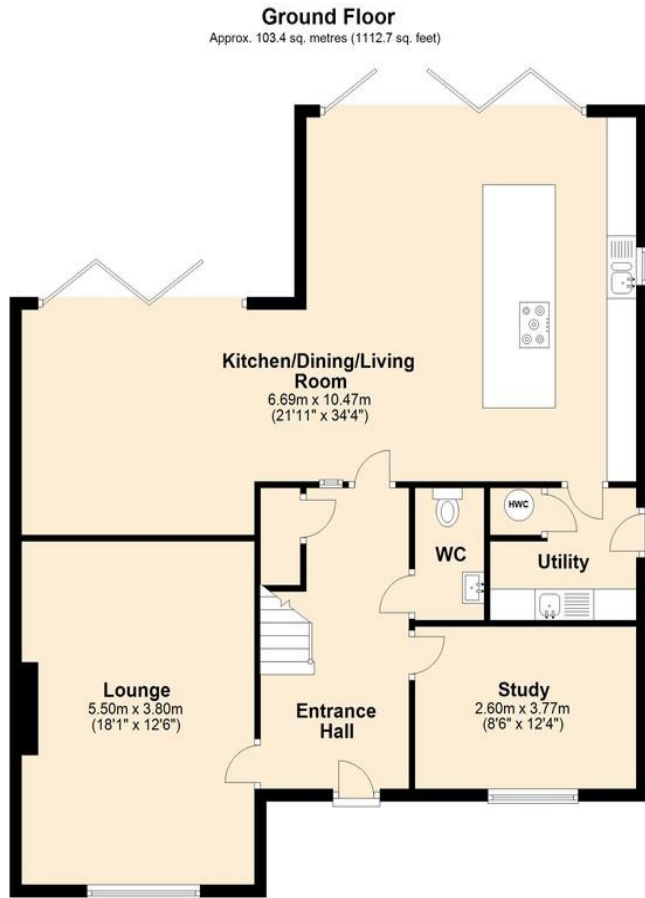
ABOUT THE PROPERTY

- * A truly outstanding position within a luxurious development of only 12 family homes; with sea views, open plan family living and easy access directly onto the coastal path within 200yards of Ogmores Beach.
- * This 'Colhugh' design enjoys all the modern conveniences, such as underfloor heating throughout the ground floor, fitted wardrobes to all bedrooms, security alarm and 10 year NHBC warranty (from 2018).
- * The welcoming entrance hallway leads into a ground floor cloakroom/WC and a carpeted staircase to the first floor with understairs storage cupboard with power supply. All oak doors lead off into the reception rooms.
- * The lounge is a fantastic size reception room benefitting from amazing sea views to the front aspect. A central feature to this room is the contemporary log burner with wood store and slate hearth.
- * Adjacent to the lounge is a home office/playroom with sea views.
- * Spanning the width of the property to the rear lies the kitchen-dining-living room. Fitted with a range of sleek handle-less wall and base units with co-ordinating central island, 'Silestone' work surfaces and wrapping around into a breakfast bar area. A range of integral 'Neff' appliances to remain to include; touchscreen fan oven, combi micro/oven, plate warmer, wine cooler and 4-ring induction hob with built-in extractor hood above and column fridge/freezer. Fitted with porcelain floor tiles and offering space for dining furniture with a set of bi-folding doors opening out onto the landscaped rear garden. This L-shaped room naturally leads through into the living room, with another set of bi-folding doors with direct access onto the rear patio.
- * Just off from the kitchen is a utility room which houses the 'Vaillant' gas boiler, hot water tank, plumbing for appliances and access to the side of the property.
- * To the first floor landing, a loft hatch gives access to the loft space and an airing cupboard provides shelving for laundry.
- * On offer to the first floor are two en-suite double bedrooms with a range of fitted wardrobes; one with truly superb sea views and sliding patio door with 'Juliet' balcony. Two further double bedrooms also have their own fitted wardrobes.
- * The family bathroom has been fitted with a luxurious 4-piece suite to include dual ended bath and double shower enclosure with dual shower, and contemporary tiled flooring.



ADDITIONAL INFORMATION

All mains services connected. Freehold. Gas fired 'Vaillant' boiler. Council tax band G. NHBC warranty from 2018.



Total area: approx. 206.5 sq. metres (2222.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	90
		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.

GARDENS AND GROUNDS

- * Private driveway parking to the rear with space for four vehicles. Leading to a detached double garage with electric remote controlled door and gated pedestrian access to the rear garden.
- * Enjoying an elevated position on the street with steps up to front door. The front garden laid to lawn offering a variety of mature shrubs and planted grasses.
- * To the rear of the property is a fully enclosed landscaped garden - ideal for entertaining; with large patio area, shingle and lavender borders and steps up onto an additional lawned section.
- * A broad side access provides space for recycling/storage shed and a gate to the front of the property.

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.





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