



Ty Newydd, Sutton Lane,
Ogmore-By-Sea, Vale Of Glamorgan, CF32 0PE

Watts
& Morgan



Ty Newydd, Sutton Lane, Ogmore-By-Sea, CF32 0PE

Guide Price £899,950 Freehold

4/5 Bedrooms : 3 Bathrooms : 2 Reception Rooms

A substantial detached family home offering the most spectacular panoramic views over the Bristol Channel. Flexible accommodation across three floors, thoughtfully created to make the most of the superb location. Accommodation comprises: entrance hallway, cloakroom/WC, spacious lounge with raised patio balcony and kitchen/breakfast room. First floor with double bedroom and a shower room. Lower ground floor with sitting room/home office, utility/laundry room, three double bedrooms, one en-suite plus a contemporary family shower room. Externally offering a low maintenance patio garden with vegetable patch and the most amazing sea views. Viewing highly recommended to appreciate this enviable position in Ogmore-By-Sea. No ongoing chain. EPC Rating; 'C'.

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. Just before the turning down to the beach, take the first left onto Sutton Road, and first left into Sutton Lane.

- Cowbridge 9.1 miles
- Cardiff City Centre 27.0 miles
- M4 (J36) 7.1 miles

Your local office: Cowbridge

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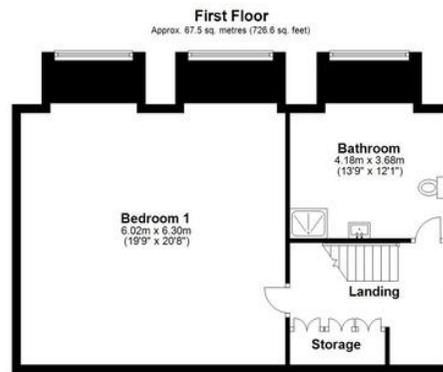
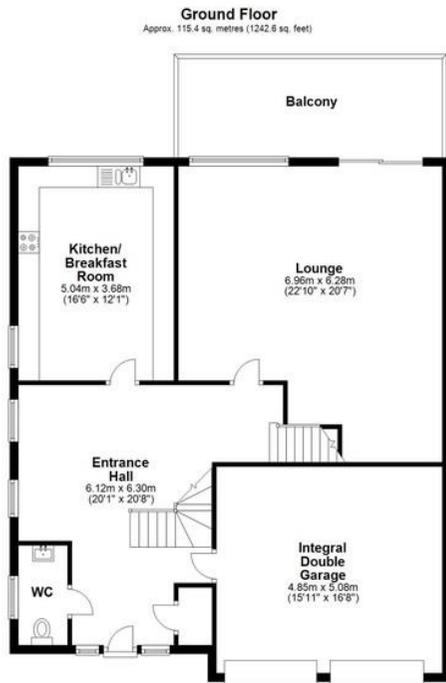


Summary of Accommodation

ABOUT THE PROPERTY

- * Enjoying quite amazing panoramic views over Ogmore Beach towards Porthcawl, with the North Devon Coast and the Gower Peninsula to the far distance.
 - * A composite glazed door opens into the spacious hallway with doors into; a large cloaks cupboard housing the 'Vaillant' gas fired boiler, a 2-piece WC, the integral double garage and the living accommodation. The hallway provides staircases to the lower ground floor and to the first floor.
 - * The lounge is a fantastic size reception room with sliding patio doors which lead onto a raised balcony patio area with glass balustrade, offering truly exceptional panoramic south-facing views over the Bristol Channel and beyond.
 - * Adjacent to the lounge lies the kitchen/breakfast room fitted with a range of beech wall and base units with complementary laminate work surfaces and breakfast bar area. Offering space and plumbing for a dishwasher and an electric cooker. This room also enjoys a beautiful sea view, with ample space for a central dining table.
 - * The first floor landing presents a range of fitted storage cupboards with loft eaves access and leads into an extremely spacious double bedroom with two large uPVC windows offering the most superb elevated sea views as far across to Tenby.
 - * Adjacent to this bedroom is a 3-piece shower room fitted with a white suite.
 - * To the lower ground floor level lies the additional bedrooms with access provided out to the rear garden. The inner hallway has a walk-in airing cupboard with shelving for laundry and houses the hot water tank (supplied by roof solar panels).
 - * The utility room provides plumbing for appliances and has an additional storage/laundry room offering a range of wall and base units with work surface area.
 - * To this lower ground floor level is a sitting room with central feature freestanding gas fire set within a brick fireplace and mantle on a raised slate hearth. From this room, sliding patio doors provide access out onto the rear patio area with views over Ogmore Beach and Rivermouth. This room offers flexibility as a guest bedroom/home office.
 - * Three double bedrooms are presented to this floor; each room enjoying sea views and the principal bedroom with its own en-suite bathroom.
 - * Completing this lower ground floor level is a modern 3-piece shower room with walk-through double shower.
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Total area: approx. 297.7 sq. metres (3204.6 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	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.

GARDENS AND GROUNDS

* Ty Newydd is positioned on Sutton Lane with parking for two vehicles directly outside the property leading to an integral double garage with manual up and over doors. The double garage has full power supply and can be accessed internally from the hallway.

* From the front of the property, steps lead down to the rear garden offering a low maintenance predominantly patio garden with stunning elevated panoramic views over Ogmor beach.

* Ample space is provided for al-fresco dining to enjoy the sunny position, with additional veranda offering a shaded area to relax.

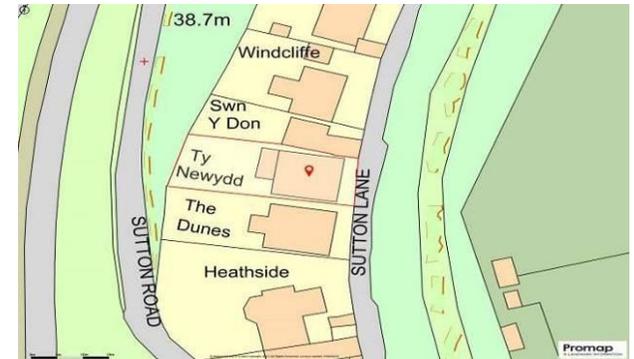
* To the bottom of the garden is a vegetable garden enclosed by mature shrubbery with traditional lean-to greenhouse to remain. The original stone wall is the boundary for Ty Newydd.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating. Solar Panels used for hot water supply. Council Tax Band: 'G'.

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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