



22 Channel View, Ogmore-By-Sea,  
Vale Of Glamorgan, CF32 0QB

Watts  
& Morgan







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Vale Of Glamorgan, CF32 0QB

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## Asking Price £675,000 Freehold

5/6 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A truly stunning and immaculate detached family home located in Ogmore-By-Sea. A substantial five bedroom property within walking distance to the beach, and neatly positioned in a popular cul-de-sac. Versatile accommodation set across three floors to include; entrance hallway, cloakroom/WC, kitchen/diner/family room with log burner, utility, separate lounge and home office. First floor with four double bedrooms, one ensuite and a 4-piece family bathroom. Second floor galleried landing/snug area, principal bedroom with ensuite and a stunning dressing room/child's bedroom. Fully landscaped front and rear gardens, plus a large driveway leading to a detached double garage. Cowbridge school catchment.

EPC Rating; 'B'.

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### Directions

Cowbridge Town Centre – 9.7 miles

Cardiff City Centre – 27.6miles

M4 Motorway – 8.1 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Well-positioned in this popular development benefiting from partial elevated sea views, this 'Moorecroft' design by David Wilson Homes offers flexible, generous family living throughout.

Built in 2016, the property is occupied by its first owners who have immaculately kept their home, whilst adding several modern extras to include a wood-burning stove, shutter blinds and landscaping the gardens.

The welcoming entrance hallway has a carpeted staircase to the first floor with oak balustrade and provides a double opening cloaks cupboard.

Just off from the hallway lies the kitchen/dining/living which is the heart of this family home. A superb open-plan family room with dual aspect offering uPVC French doors leads out onto the rear patio and a shuttered box bay window enjoys a side aspect over the Bristol Channel. The kitchen has been fitted with a range of high gloss white wall and base units with complementary laminate work surfaces with co-ordinating central island with quartz top, open shelving, oak wine rack and space for high stools. Offering a range of 'AEG' integral appliances to remain to include; 6-ring gas hob with glass splash-back and extractor hood over, double oven with grill, dishwasher and fridge/freezer. Further presenting an anthracite one and a half sink unit with brass mixer tap, raised quartz shelf and mosaic tiles opening seamlessly into the family room. This cosy family room has a recently added freestanding multi-fuel 'Wiking' burner with integral wood store, set on a slate hearth.

The useful utility room houses the gas boiler and provides additional storage with plumbing for appliances.

The generous lounge presents neutral decor with carpeted flooring, a box bay window to the side aspect and a set of double uPVC doors provide access to the rear patio area. A central feature to this room is the freestanding bio-fuel burner with integral wood store.

Adjacent to this room is a versatile home office/formal dining room; plus a modern 2-piece cloakroom/WC serves the ground floor.

To the first floor, the large landing area has an airing cupboard housing the hot water tank and a double storage cupboard, with a staircase rising to the second floor.

Bedroom Two is a superb double room presenting a range of double fitted wardrobes and its own glass balustrade balcony which enjoys partial west-facing sea views. This room benefits from its own luxurious 4-piece en-suite bathroom.

Three further double bedrooms complete this floor, each with ample space for freestanding wardrobes, and have shared use of the 4-piece family bathroom with separate fully tiled shower enclosure and dual ended bath.



## SECOND FLOOR

To the second floor, a galleried landing area with fitted storage cupboards provide use as a reading nook or dressing area. The adjacent principal bedroom is an extra large double room with Velux windows to the front and rear enjoying elevated views over the Bristol Channel, enjoying beautiful sunrises. This room has its own modern 3-piece en-suite. Completing this second floor is a large dressing room/child's bedroom, currently set up as a gym, with fitted storage cupboard and Velux windows.

## GARDENS AND GROUNDS

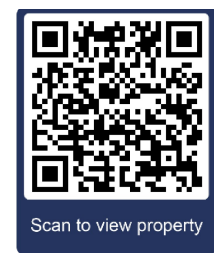
22 Channel View enjoys a corner plot position with lawned and pebbled frontage, and a stepped entrance to the canopied front door. A wooden gate leads to the rear of the property, and a large double driveway provides ample off-road parking leading to a double detached garage. The garage is a fantastic storage space with manual up and over doors with its own access to the rear garden. The rear garden has been recently landscaped to offer a sandstone patio area with stepped footpath leading to a raised astroturf area surrounded by planted borders filled with cordylines and grasses. An additional sunny shingle area enjoys a private position to enjoy al fresco dining / sun loungers. The garden is fully enclosed and offers a good degree of privacy.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating. Council Tax Band TBC. Shutter blinds where fitted to remain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A	87	92
(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 & 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.





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