



6, Channel View
Ogmore-By-Sea, CF32 0QB

Watts
& Morgan



6, Channel View

Ogmore-By-Sea CF32 0QB

£550,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A superb, four-bedroom, detached property offering outstanding sea views over the British Channel. This original show home on the prestigious David Wilson Homes development at Ogmore by Sea comprises over 1600 sq ft. The property includes; entrance hallway with cloakroom/wc, large bay-fronted lounge and study/5th bedroom with sea views. A beautifully appointed kitchen/dining room opens into a sun-room and a separate utility room with integral appliances. To the first floor, a principal bedroom with en-suite shower room and extensive sea views. A 4-piece family bathroom and three further double bedrooms, all with fitted wardrobes. There are low-maintenance, landscaped gardens to the rear and side of the property with a raised sun deck area and storage shed included. A single garage with private drive provides parking for two cars. The garage is fully plastered and could be developed as a gym/office. EPC Rating: B.

Directions

Your local office: Cowbridge

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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 Town of Cowbridge.

ABOUT THE PROPERTY

Situated In a prime position within this popular and highly regarded development in Ogmore-by-Sea, the property enjoys uninterrupted sea views over the Bristol Channel and Porthcawl.

The entrance hallway has been fitted with contemporary 'Amtico' flooring and leads into a 2-piece WC with feature mirrored half-wall and large store cupboard.

To the front of the property, and benefiting from the amazing sea- views, are the two reception rooms. The lounge has a box-bay window and is a generous sized relaxing space, whilst the study/fifth bedroom has been fitted with a range of bespoke shelved storage with mirrored sliding doors.

Spanning the width of the property to the rear aspect lies the open plan kitchen/dining room with tri-folding doors opening into a stunning sun-room and an adjacent utility room. The kitchen has been fitted with a range of two-tone, high-gloss wall and base units with many integral appliances to remain to include: gas hob, double oven with grill, fridge/freezer and dishwasher. The 'Amtico' flooring continues through the ground floor from the hallway into the kitchen and sun-room with ample space for dining furniture. Tri-fold glazed doors lead seamlessly into the sun-room with a glass roof making it an ideal space for modern open-plan living and entertaining.

The rear garden can be accessed from both the sun room and the utility room, which houses the gas-boiler and has additional wall and base units with an integral washing machine and combi washer/tumble drier.

To the first floor are four double bedrooms - each with their own fitted wardrobes, and a family bathroom with separate shower and bath. The two larger rooms have wonderful elevated sea views, and the principal bedroom also benefits from its own en-suite shower room

GARDENS AND GROUNDS

6 Channel View is positioned at the entrance to this sought after development, within walking distance to Ogmore beach and the village amenities.

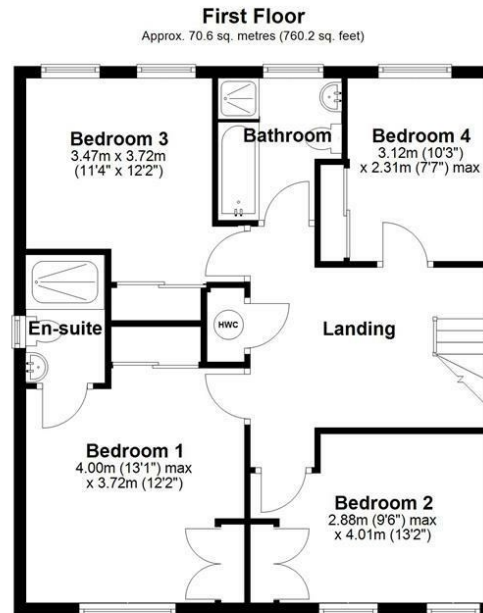
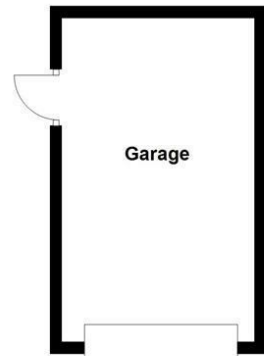
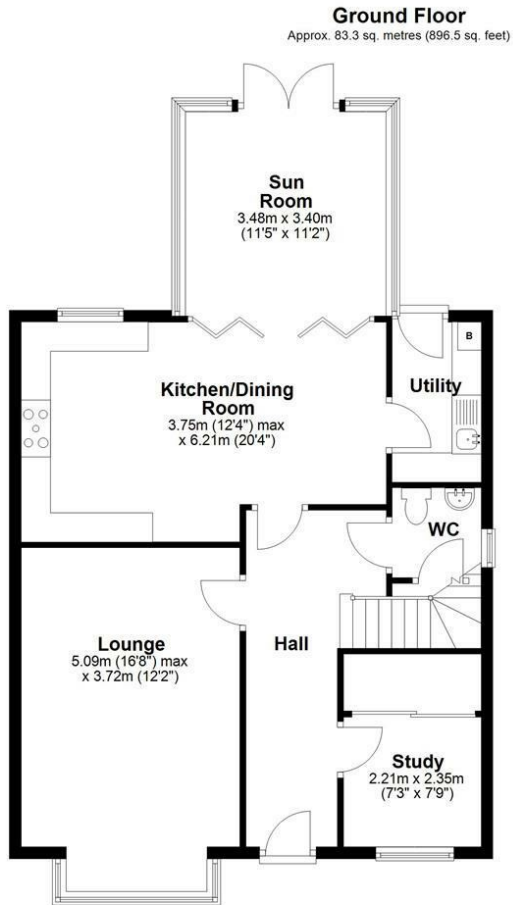
There is private driveway parking leading to a single garage which has been plastered and offers an ideal space which could be developed as a home gym/office.

To the rear and side of the property are fully-landscaped, low-maintenance gardens planted with perennial and evergreen shrubs. There is a raised deck to enjoy the sunny aspect, with a timber storage shed to remain, along with an additional slate chipping area - ideal for al-fresco dining.

ADDITIONAL INFORMATION

Freehold. All main services connected. Gas-fired central heating. Upgraded double glazed windows. Estate Management Fees for upkeep of communal areas approx £250 p.a. Council tax band F.





Total area: approx. 153.9 sq. metres (1656.6 sq. feet)

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

6 Channel View, Ogmore-by-sea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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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