



8 Craig Yr Eos Road, Ogmore-By-Sea,
Vale Of Glamorgan, CF32 0PG

Watts
& Morgan



8 Craig Yr Eos Road, Ogmore-By-Sea,

Vale Of Glamorgan, CF32 0PG

Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A well-proportioned, semi-detached bungalow situated on a corner plot within Ogmore-By-Sea. Enjoying fantastic coastal views from the first floor, within yards of the Welsh Coastal Path and Hardee's Bay. Accommodation to include; entrance hallway, lounge with log burner and kitchen/breakfast room with integral appliances. Two ground floor double bedrooms and an extremely large 4-piece bathroom. First floor double bedroom with en-suite shower room and sea views. Landscaped mature private gardens with patio area, summer house and lawn. Driveway parking plus garage with full power & water supply.

No ongoing chain.

EPC Rating TBC.

Directions

Cowbridge Town Centre – 9.4 miles

Cardiff City Centre – 27.3 miles

M4 Motorway – 7.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Located in an enviable spot to the corner of Craig Yr Eos Road, within yards of the Welsh Coastal Path and Hardee's Bay. Residents of Craig yr Eos Road have the benefit of a pedestrian 'Right of Access' onto the path.

The bungalow has been extended over recent years to offer sizeable accommodation over 1,450 sq ft.

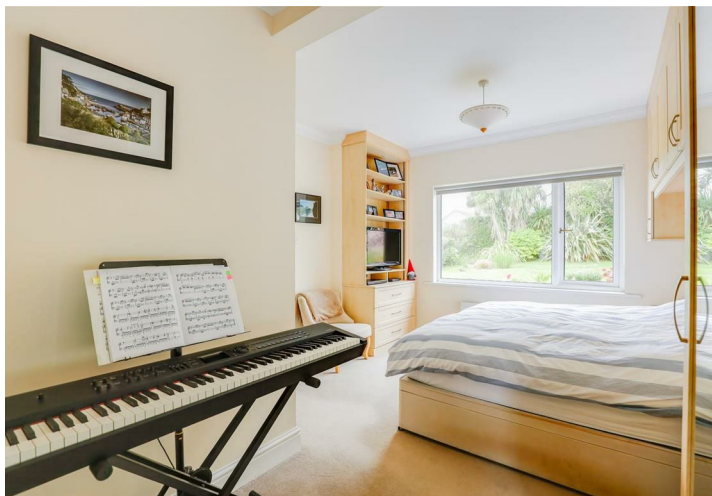
The porch has space for cloaks and shoes and opens into the entrance hallway with a carpeted staircase leading to the first floor with useful understairs storage cupboard.

The lounge is a delightful reception room with patio doors opening onto the west-facing garden. This room has a central feature log burner nestled within a limestone fireplace and double glazed doors open into the kitchen/dining room. This room benefits from a recent upgrade to a sound-proofed internal wall.

The kitchen has been fitted with a range of shaker-style wall and base units with complementary work surfaces. There are a range of integral appliances to remain to include; 'Neff' 5-ring gas hob, double oven with grill, dishwasher and a freestanding American-style fridge freezer to remain. The kitchen provides ample space for dining furniture and is filled with natural light through a large skylight and rear-facing window,

The two bedrooms to the ground floor are generous double rooms and share use of the extremely large family bathroom with underfloor heating. The fully tiled bathroom is fitted with a 4-piece suite with wet room style shower and sunken double ended bath with Velux above.

To the first floor, there is a useful storage cupboard which has been boarded and has lighting. The first floor double bedroom has the benefit of elevated sea views to enjoy the sun set across Porthcawl, and has its own en-suite shower room.



GARDENS AND GROUNDS

8 Craig Yr Eos Road is neatly positioned on the corner of this small cul-de-sac, with residents having their own direct access onto the coastal path taking you to Ogmore beach within a few hundred yards. There is driveway parking directly in front of the bungalow for two vehicles, leading to a single garage with electric door, full power supply and water, and a courtesy door leads to the rear of the property.

The landscaped garden offers a westerly position to enjoy the afternoon through to late evening sun. Centred around a lawn with fruit trees, mature shrubbery and paved area - ideal for al-fresco dining. Additionally there is a summer house/home office with full power supply to remain, plus garden shed.

ADDITIONAL INFORMATION

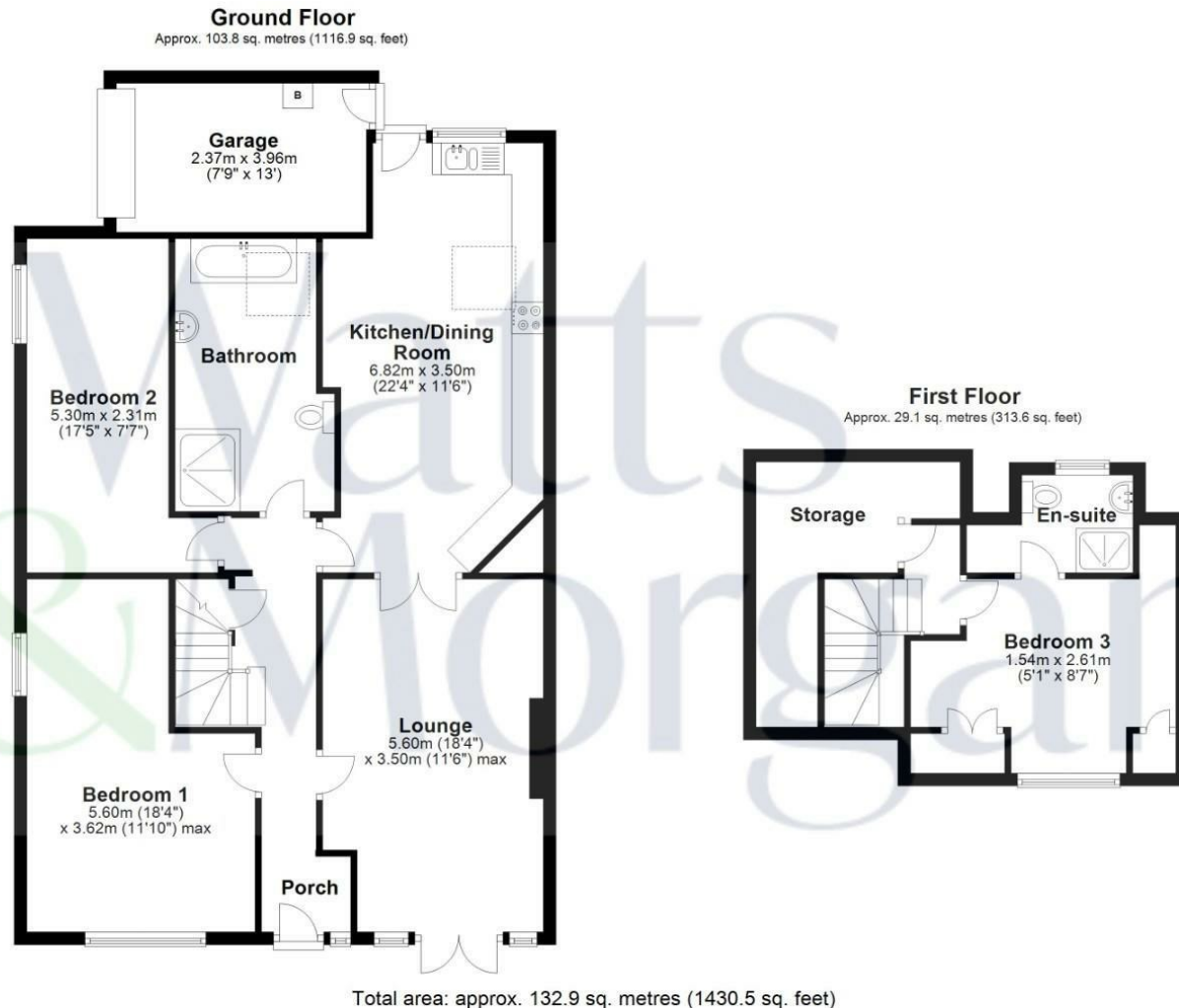
Freehold. All mains services connected. Gas-fired combi central heating. Council tax band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	



Scan to view property



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

8 Craig Yr Eos Road, Ogmore-by-Sea

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.



Bridgend	Cowbridge	Penarth	London
T 01656 644 288	T 01446 773 500	T 029 2071 2266	T 020 7467 5330
E bridgend@wattsandmorgan.co.uk	E cowbridge@wattsandmorgan.co.uk	E penarth@wattsandmorgan.co.uk	E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**