



White Horses, 14 Y Graig, Craig Yr Eos Road
Ogmore-By-Sea, CF32 0QN

Watts
& Morgan



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Ogmore-By-Sea, CF32 0QN

Offers In Excess Of £450,000 Freehold

3 Bedrooms | 3 Bathrooms | 1 Reception Room

A unique and spacious three-storey property situated in the sought after seaside village of Ogmore-By-Sea. Offering superb front-facing seaviews across the heritage coastline and a short stroll to Ogmore beach. With over 1,500 sq ft of accommodation to include; entrance hall, generous lounge, kitchen/dining room and family shower room to the first floor. Two ground floor double bedrooms with en-suites. Third bedroom to second floor with large eaves store. Externally the property benefits from a low maintenance tiered rear garden with large sunny deck and elevated sea views. Gated allocated, off-road parking.

No ongoing chain.

EPC Rating: 'C'.

Directions

Cowbridge Town Centre – 9.4 miles

Cardiff City Centre – 27.2 miles

M4 Motorway – 7.8 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

From its gated entrance, White Horses sits beyond the Y Graig residence in a quiet position with allocated parking directly in front.

The entrance hallway leads straight up to the first floor living accommodation with generous lounge, open-plan kitchen-dining room and family shower room.

Both the lounge and dining room enjoy splendid sea views, and are filled with plenty of natural light.

The kitchen offers a good range of wall and base units with marble work surfaces and breakfast bar area; dishwasher and large 5-ring gas cooker to remain. One cupboard houses the gas-boiler. There is space for dining furniture to enjoy the sunset view.

The first floor also provides access to the rear garden.

To the ground floor level lies two generous double bedrooms - both with sea views, ensuites and wardrobes.

Located just off bedroom two is a useful utility / boot room which spans the width of the property and benefits from plumbing for appliances, a Belfast sink unit and access to the front of the property.

From the lounge, an enclosed staircase leads to the third double bedroom with dual aspect Velux windows and provides a useful walk-in eaves store.



ADDITIONAL INFORMATION

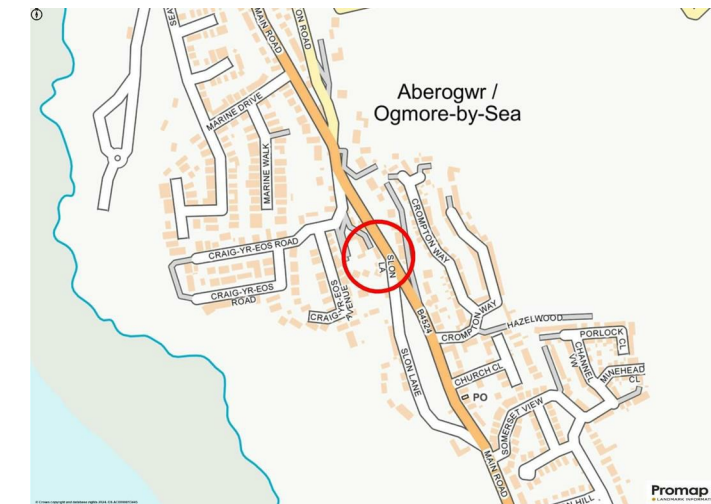
Freehold. All mains services connected. Gas-fired central heating. Council tax band G. Estate Management fees £200 per annum.

GARDENS AND GROUNDS

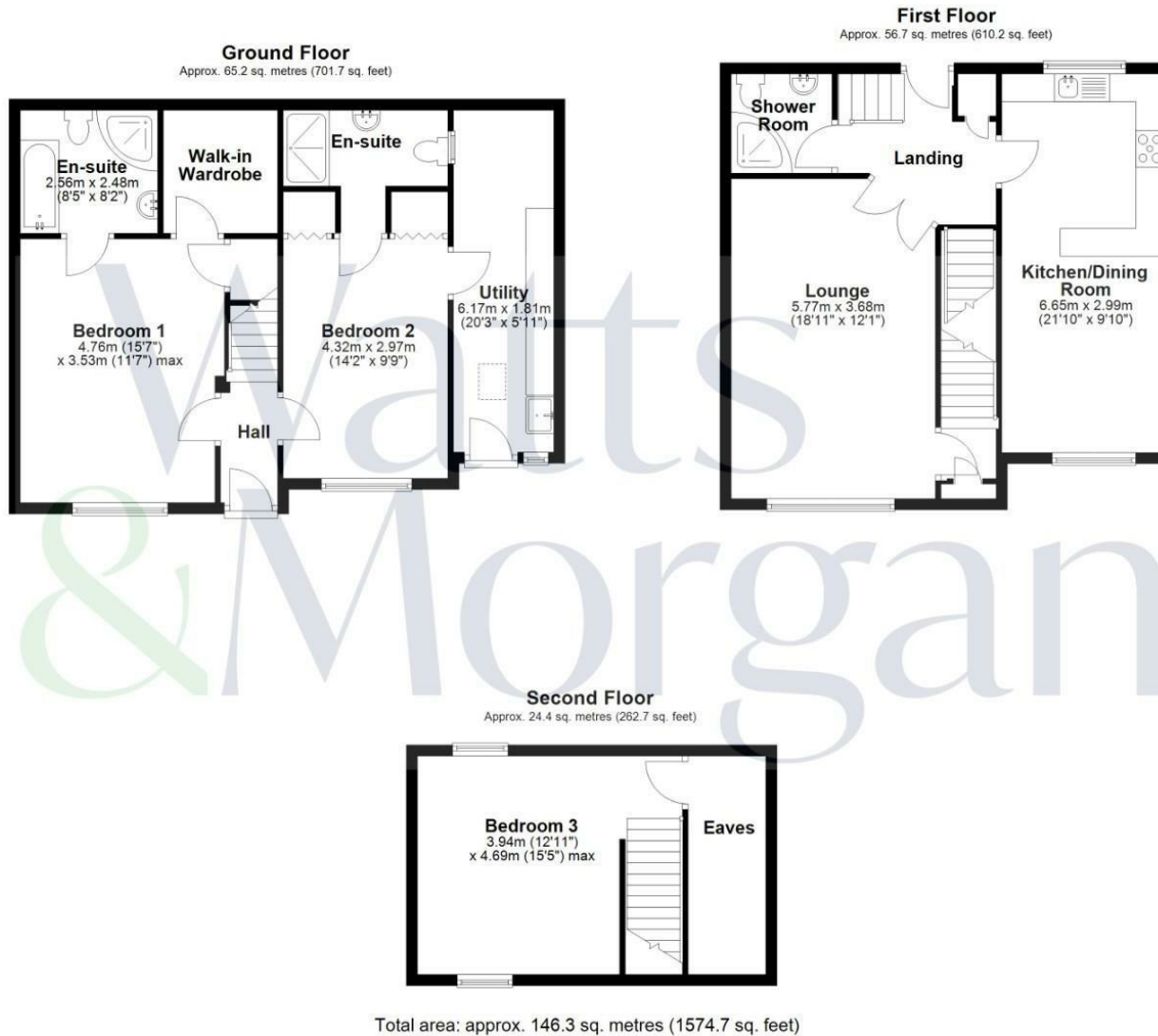
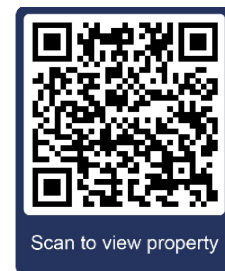
White Horses is situated within Y Graig gated residence, offering front facing sea views. There is allocated gated parking directly in-front of the property.

The property itself features a tiered low maintenance rear garden with paved areas and raised mature borders. Steps lead up to a spacious decked garden which enjoys elevated sea views and is an ideal place for al-fresco dining. A gate from here leads onto the main road through the Village.

The property further benefits from two parking spaces. Please note that the attached property at No. 13 Y Graig have a shared right of access to their rear gardens.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(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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