



10, Y Graig
Ogmore By Sea, CF32 0QN

Watts
& Morgan



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£275,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This immaculate 2-bedroom ground-floor apartment in Ogmore-by-Sea offers a unique blend of modern living and coastal tranquility. Featuring stunning, unspoilt views of Tusker Rock and the Bristol Channel, the apartment boasts a spacious open-plan kitchen and living room with French doors leading to a private balcony. The master bedroom offers views over communal gardens, built-in wardrobes, and an ensuite shower room. A second double bedroom provides ample space, while a large storage room with combi boiler and space for a washer/dryer adds practicality. With plenty of natural light throughout and a peaceful location, this apartment is an ideal retreat close to local amenities and the beach.

Directions

Cowbridge Town Centre - 9.2 miles

Cardiff City Centre - 27.1 miles

M4 Motorway Pencoed - 8.2miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

Nestled in the picturesque coastal village of Ogmore-by-Sea, this immaculate 2-bedroom ground-floor apartment offers breathtaking, unspoilt views of the iconic Tusker Rock. With a modern design and an abundance of natural light, it's the perfect blend of comfort, convenience, and tranquility.

Upon entering the apartment, you'll find a generously sized storage room to your right, another large storage room housing an efficient combi boiler and space for a washer/dryer – providing practicality and keeping your living space clutter-free. The second double bedroom offers a peaceful retreat with ample space for a range of furniture.

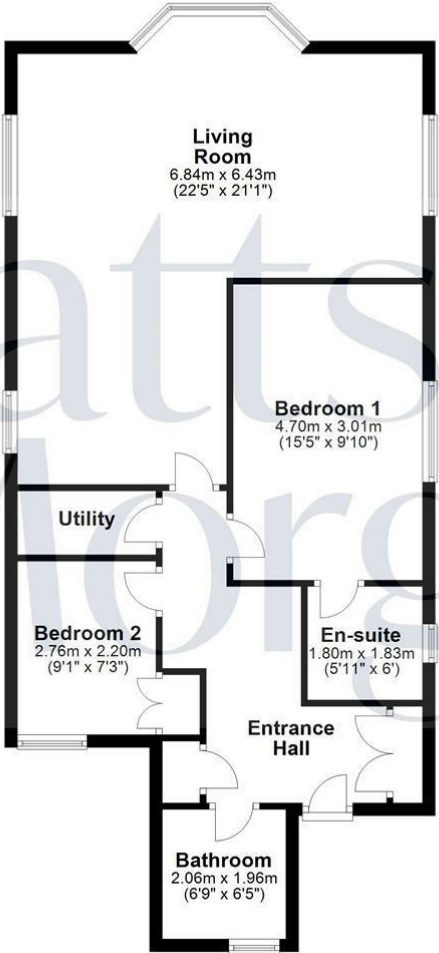
The spacious master bedroom boasts delightful views over the communal gardens, creating a serene atmosphere to unwind. It also comes with large, built-in wardrobes, offering plenty of storage and an ensuite shower room.

The apartment features a large, open-plan kitchen and living room area that offers stunning, uninterrupted views over the Bristol Channel and Tusker Rock. The room is bathed in natural light, thanks to the abundance of windows and French doors that open onto the balcony, providing the perfect space to relax and enjoy the coastal vista. This area is ideal for entertaining or simply unwinding in a bright, airy environment.

Ogmore-by-Sea is a charming coastal village, known for its scenic beauty and tranquil environment. With stunning views of the Bristol Channel and easy access to nearby attractions, this is the perfect place to enjoy a relaxed lifestyle, all while being just a short drive from Bridgend and the M4 corridor.



Ground Floor
Approx. 78.7 sq. metres (847.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)

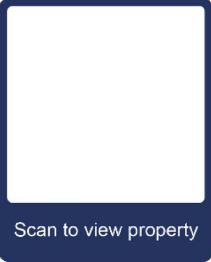
Gardens & Grounds

The property is set within beautifully maintained communal gardens that offer a tranquil setting and spectacular views of the sea. These serene grounds are perfect for leisurely walks, outdoor relaxation, or simply enjoying the natural beauty of the area. The apartment itself boasts a stone balcony, providing an ideal spot to take in the stunning coastal vistas, including views of Tusker Rock and the Bristol Channel.

In addition to the wonderful gardens, the apartment includes allocated parking for convenience. The combination of the peaceful surroundings, sea views, and well-kept grounds makes this property a perfect retreat, blending outdoor enjoyment with coastal living



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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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