



Apartment 6 Horizon, Slon Lane  
Ogmore By Sea, Vale of Glamorgan, CF32 0PN

Watts  
& Morgan



## Apartment 6 Horizon, Slon Lane,

Ogmore By Sea, Vale of Glamorgan, CF32  
OPN

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**£415,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This modern 2-bedroom, 2-bathroom ground floor apartment, located in the desirable Slon Lane, offers a blend of coastal charm and contemporary living. The open-plan living area features beautiful wood-effect tiles with underfloor heating, while the high-spec kitchen is equipped with Smeg appliances and sleek quartz countertops. The master bedroom benefits from an en-suite shower room and a private composite decking area, with both bedrooms offering partial sea views. A small rear courtyard provides the perfect space for alfresco dining. Situated just moments from the beach, this apartment offers the perfect coastal retreat.

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### Directions

Cowbridge Town Centre – 9.3 miles

Cardiff City Centre – 23.0 miles

M4 Motorway Pencoed – 8.5 miles

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**Your local office: Cowbridge**

**T: 01446 773500**

**E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)**





## Summary of Accommodation

### ABOUT THE PROPERTY

Welcome to this stunning 2-bedroom, 2-bathroom ground floor apartment, located in the highly sought-after Slon Lane, Ogmore by Sea. With breathtaking sea views and modern, stylish design, this apartment offers the perfect blend of comfort and coastal charm.

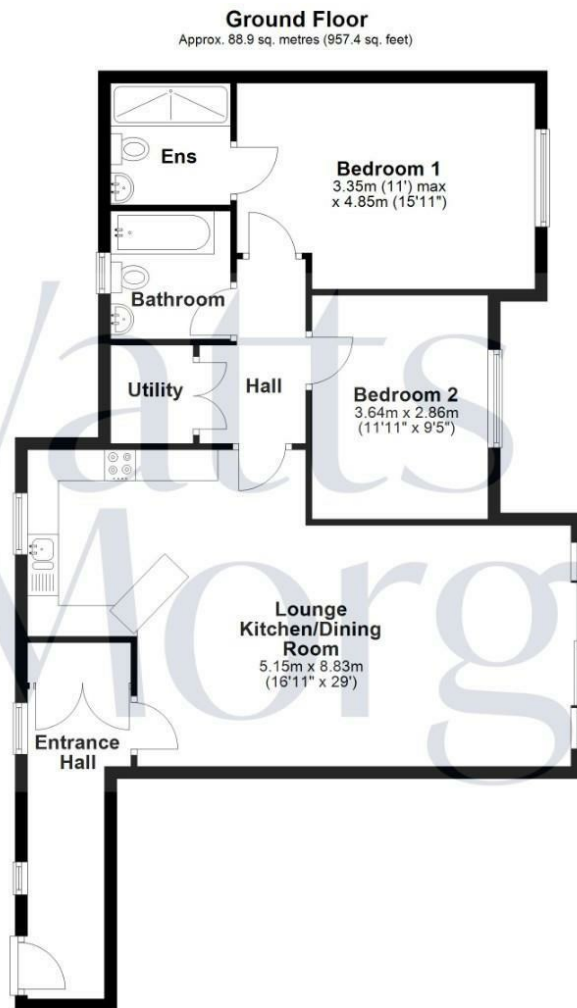
Upon entering, you are greeted by a large storage cupboard to the right, offering ample space for everyday essentials. The apartment boasts beautiful wood-effect tiles throughout with underfloor heating, creating a seamless flow from room to room. The open-plan living room, kitchen, and dining area provide the ideal space for both relaxation and entertaining, with natural light streaming in through large windows and double folding doors which open out on to the patio area offering stunning sea views.

The kitchen is a true highlight of the home, featuring high-spec Smeg appliances, including a microwave, single oven, and induction hob, all of which remain with the property. The grey, handleless cupboard doors are paired with elegant white sparkle quartz countertops, making this kitchen as functional as it is beautiful. Along from the kitchen is a utility area, complete with space for a washing machine and tumble dryer, as well as the Worcester combi boiler.

The apartment also offers two spacious double bedrooms, both featuring partial sea views and ample space for storage. The master bedroom boasts a private, grey-tiled en-suite shower room, providing a peaceful retreat with views over the communal garden area.

This is a thoughtfully designed and immaculately decorated apartment with a coastal theme, offering the perfect blend of modern living and natural beauty. Don't miss the opportunity to view this incredible property and make it your new home.





Total area: approx. 88.9 sq. metres (957.4 sq. feet)

## Garden & Grounds

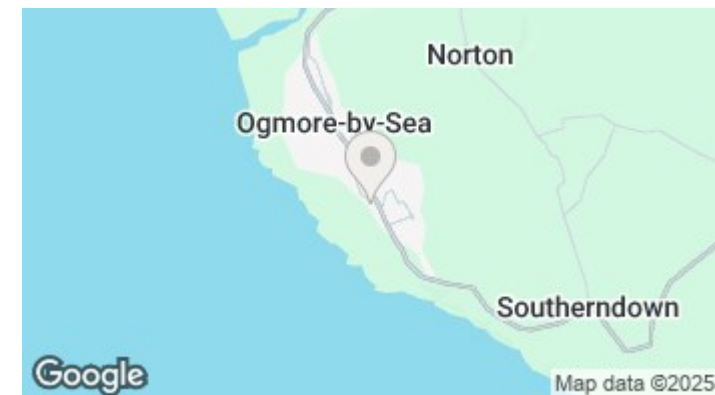
This modern apartment is complemented by its beautifully maintained communal gardens, providing a tranquil outdoor space for residents to enjoy. The gardens are carefully landscaped with lush greenery, offering both privacy and an inviting space to relax outdoors.

In addition, there is a small rear courtyard area, perfect for alfresco dining or simply enjoying the fresh air. The composite decking area, adjacent to the master bedroom, creates a peaceful spot to unwind while soaking in the natural surroundings.

From the apartment, you can enjoy serene views of the gardens, with both the master bedroom and second bedroom benefiting from glimpses of the outdoor beauty. Whether you're enjoying a morning coffee or a peaceful evening, the tranquil garden views provide the perfect backdrop.

The property is ideally situated just a short walk from the stunning coastline of Ogmore by Sea, offering a quintessential **Additional Information**

Leasehold. 999 years from 2017 (991 years remaining) Ground rent £200 per annum Service charge £1000 per annum. All mains services connected; gas fired central heating. Allocated parking space. Council tax: band E.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Scan to view property

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**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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