

KEY

EXECUTIVE

SALES



Craig Yr Eos Avenue, Ogmores-by-Sea, Bridgend, CF32 0PF

£1,000,000

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A cozy sitting room, accessed from the kitchen, features a ceramic tiled floor and sliding patio doors that lead to a paved balcony with aluminum and glazed balustrading.

The first floor hosts the magnificent master bedroom suite. The landing, shaped like an 'L' with part-pitched ceiling and a double-glazed Velux window, includes an eaves cupboard and opens into the master bedroom. This spacious room, with its vaulted ceiling and low doors to eaves cupboards, flows into a sitting area. Currently, the sitting area contains a freestanding bath with a pillar tap and shower attachment, and double-glazed aluminum-framed windows with fitted blinds provide stunning views of the Bristol Channel and Tuskers Rock. The dressing room boasts extensive mirror door wardrobes with deep hanging spaces and shelving, and a double-glazed window to the front elevation. The en-suite shower room features a modern suite with twin wash hand basins, vanity drawers, a low-level WC, a walk-in shower cubicle with both rainwater and handheld shower heads, a fixed glazed screen, chrome heated towel rail, tiled floor, and a double-glazed Velux window.

The lower ground floor is equally impressive. The hallway includes an airing cupboard with a pressurized hot water cylinder tank. The laundry room is designed for efficiency, with spaces for a raised washing machine and tumble dryer, fitted high-level cupboards, a deep inset stainless steel sink with a chef's tap, and a ceramic tiled floor.

The second bedroom serves as a superb guestroom, offering a timber-effect ceramic tiled floor and double-glazed sliding doors that open to the rear garden. The adjacent dressing room provides extensive hanging space and shelving. The en-suite shower room features high-quality tiling, a low-level WC, a wash hand basin with a vanity drawer, and a walk-in shower cubicle with a glazed shower screen and chrome heated towel rail.

Two additional bedrooms on this floor also include matching tiled floors and large mirrored door wardrobes. Both rooms have sliding patio doors that open to the rear garden. The family bathroom features a contemporary white suite with a double-ended bath, low-level WC, wash hand basin with a vanity drawer, a fully tiled shower cubicle with a glazed entry door, a frosted double-glazed

window, and a chrome heated towel rail.

The exterior of the property is just as impressive. The front garden features a shallow lawn with mature shrubbery, while the tarmac forecourt and parking area lead to a large detached double garage. The garage is equipped with power and light, a wall-mounted 'Vaillant' mains gas central heating boiler, storage shelving, and an electric up-and-over door.

Gated access to a stepped pathway extends to the rear garden, where two raised paved terraces connect to the upper ground floor. An external staircase descends to the rear garden, which is paved and lawned, and enclosed by a fenced boundary.

Area Guide

Ogmored-by-Sea is a charming coastal village located in the Vale of Glamorgan, South Wales. Known for its stunning natural beauty, rich history, and friendly community, Ogmored-by-Sea offers a unique blend of seaside tranquility and vibrant local culture.

The village is famed for its picturesque beach, characterized by expansive sandy shores and rugged cliffs. The beach is a popular spot for a variety of outdoor activities, including surfing, kayaking, and paddleboarding, attracting water sports enthusiasts year-round. The Wales Coast Path runs through Ogmored-by-Sea, offering breathtaking views and scenic trails perfect for walking and hiking. The Ogmored River provides additional picturesque trails, including the popular walk to the nearby Ogmored Castle. The wide, open beaches and surrounding countryside are perfect for horse riding, with several local stables offering rides along the coast.

Ogmored-by-Sea boasts significant historical and cultural attractions. Ogmored Castle, a Norman castle dating back to the 12th century, is situated on the banks of the Ogmored River. Visitors can explore the ruins and enjoy the stunning views of the surrounding landscape. Just a short drive away, Ewenny Priory stands as one of the finest examples of Norman architecture in Wales.

The village has a close-knit community with a welcoming atmosphere. Ogmored-by-Sea hosts a range of events throughout the year, fostering a strong sense of community spirit.



- Exclusive detached family home
- Circa 3500 sq ft of accommodation
- Quiet cul-de-sac position with connecting pathway to common ground and the beaches of Ogmored
- Beautiful open plan kitchen, dining & sitting room
- Sea Views
- Master Bedroom Suite With Walk-in Wardrobe and Open Plan Bath Area and Ensuite
- Ample Parking and 400 sq ft Double Garage

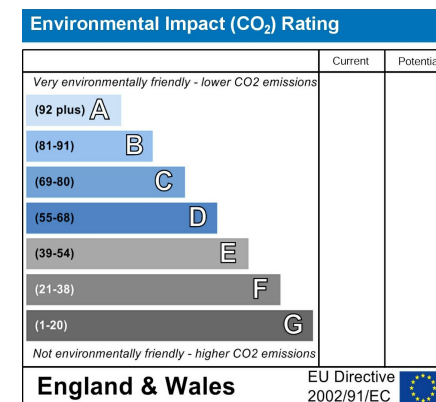
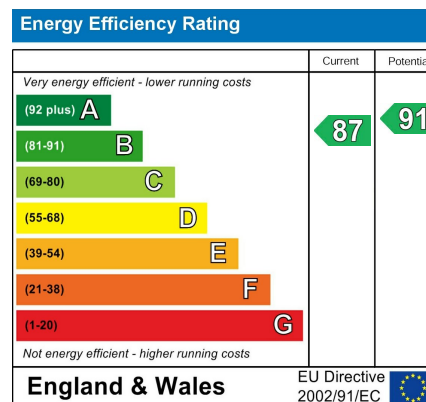
Guide Price £1,000,000 - £1.050,000

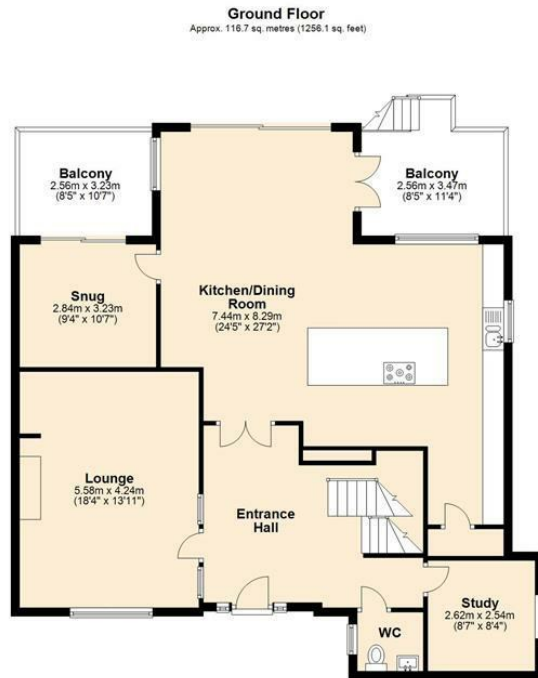
This stunning former show house offers enhanced finishes and luxurious features, including high-quality kitchen and bathroom fittings, beautiful tiling, and underfloor heating on the ground and lower ground floors. The home is designed with living quarters on the lower ground floor, an open and airy living space on the ground floor, and an expansive master bedroom suite on the first floor.

Upon entering through the contemporary slate grey door with frosted side panels, you are greeted by an impressive reception hallway featuring an elegant oak-framed glazed staircase. The cloakroom, adorned with high-quality tiled finishes, includes a low-level WC, wall-mounted wash hand basin, fitted wall mirror, frosted double-glazed window, and chrome heated towel rail.

The living room exudes warmth with its timber-effect ceramic tiled floor, double-glazed window to the front elevation, and a wall-mounted recessed wood-burning fire. Adjacent to the living room is a cozy study with matching timber-effect ceramic flooring and a double-glazed window to the side elevation.

From the reception hallway, double doors lead to a fabulous open-plan living and dining area. This space, with its ceramic tiled floor, features double-glazed sliding doors and a side panel opening to a glazed Juliet balcony offering captivating sea views. French doors provide access to a paved terrace with steps leading down to the garden. The open-plan design seamlessly connects to a state-of-the-art kitchen, showcasing a high-quality range of white high gloss and blue/grey timber-effect doors, Silestone worktops, and an inset sink with a 'Quooker' tap. Integrated appliances include twin ovens, a plate warmer, ceramic hob with ceiling extractor, larder fridge freezer, dishwasher, and wine chiller. The kitchen is brightened by double-glazed windows to the side and rear elevations, and a practical storage cupboard.






Total area: approx. 292.9 sq. metres (3152.7 sq. feet)

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