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Porlock Close, Ogmores-By-Sea Bridgend

guide price £650,000



About the property

This very impressive and substantial six bedroom David Wilson built "Moorecroft" style detached family home is situated in a quiet position on an executive and sought after development within the popular coastal village Ogmore-by-sea, conveniently located for beaches, coastal path and local village amenities.

The position of the property allows light to flood through at all times of the day and is protected from coastal winds. It offers sea views with the potential to further improve these by adding additional windows to the side and rear elevation.

With flowing living spaces over three floors, internally the property is well presented and affords a high specification throughout whilst remaining neutral and benefits from ample storage. The ground floor offers a bright and airy open plan dining / kitchen / breakfast room with a utility area and doors leading to the rear garden, a separate lounge with additional doors to the rear garden, a study and a cloakroom. The first floor offers four double sized bedrooms with an en suite to the master and a family bathroom. To the second floor are two further double bedrooms with one en suite and a versatile reception area.

Externally the property benefits from flower beds to the front and side with seasonal flowers, double width driveway and detached double garage and a well planned landscaped rear garden

Accommodation

Ogmore

Ogmore-by-Sea is approx. 5 miles south of Bridgend and approx. 20 miles west of Cardiff. The beaches have sand at low-tide ideal for family outings and beach walks. The River Ogmore estuary is flanked by Ogmore beach on one side and the dunes of Merthyr Mawr on the other. The M4 and A48 roads provide convenient travel to major local centres. Primary schooling is on hand in the nearby Village of St. Brides Major whilst secondary school catchments falls within the well regarded Cowbridge Comprehensive school.

Hallway

Doors leading to kitchen / breakfast / dining room, living room, study, cloakroom and storage cupboard with hanging shelf, stairs to the first floor.

Kitchen / Breakfast / Dining

Kitchen / Breakfast

13' 1" x 14' 1" (3.99m x 4.29m)
Units to base and wall height, worktops inset with stainless steel sink and drainer with monoblock tap over, 6 ring gas hob with stainless steel extractor hood over, double oven, integrated dishwasher, built in fridge freezer with pantry cupboard to the side, open to dining area, door to utility room, Amtico ceramic tiled flooring, space for dining table and chairs, UPVC double glazed French doors leading to the terrace area, windows to the side.

Dining Area

13' 3" x 13' (4.04m x 3.96m)





UPVC double glazed box bay window to the front, continuation of Amtico ceramic tiled flooring, radiator.

Utility Room

5' 7" x 7' 9" (1.70m x 2.36m)

Worktop with stainless steel sink and drainer with mono block tap over, cupboards below, space and plumbing for appliances, cupboard housing Ideal boiler, UPVC double glazed door leading to the rear garden, Continuation of Amtico ceramic tiled flooring, radiator.

Lounge

18' x 14' 1" (5.49m x 4.29m)

UPVC double glazed box window to side and window to rear, French doors with windows to side leading to the rear garden, radiator, continuation of Amtico flooring.

Study

9' 1" x 9' 4" (2.77m x 2.84m)

UPVC double glazed window to front, radiator, carpeted.

Cloakroom

5' 9" x 3' 11" (Max into window) (1.75m x 1.19m (Max into window))



Push button WC, pedestal wash hand basin, tiled splash back, UPVC double glazed obscured window to side, continuation of Amtico ceramic tiled flooring.

First Floor Landing

Split level landing, doors leading to four bedrooms and bathroom, cupboard housing water tank, storage cupboard with shelving, UPVC double glazed window to the front, radiator, carpeted.

Bedroom One

19' 3" (max) x 13' 11" (5.87m (max) x 4.24m)

Fitted wardrobes, UPVC double glazed French doors leading to glass balustrade balcony which enjoys sea views and sunrise and sunsets, an UPVC double glazed window to rear, door to en suite, radiator, carpeted.

En Suite

7' 11" x 8' 2" (Max into window) (2.41m x 2.49m (Max into window))

Shower cubicle, bath, push button WC, wash hand basin with cupboard below, chrome ladder style radiator, partially tiled walls, UPVC double glazed obscured window, vinyl flooring.

Bedroom Two



15' 7" (Max) x 9' 4" (4.75m (Max) x 2.84m)
UPVC double glazed windows to front and side, radiator, carpeted.

Bedroom Three

12' 4" x 12' 2" (3.76m x 3.71m)

UPVC double glazed window to front, built in wardrobes, radiator, carpeted.

Bedroom Four

9' 1" x 12' 2" (2.77m x 3.71m)

UPVC double glazed window to rear, built in wardrobes, radiator, carpeted.

Bathroom

8' 8" x 6' 10" (2.64m x 2.08m)

Shower enclosure with tiled walls, pedestal wash hand basin, WC, bath, partially tiled walls, UPVC double glazed obscured window to rear, vinyl flooring. .

Reception Room / Landing

13' x 10' 2" (3.96m x 3.10m)

A versatile space that can be utilised as an additional reception room with window to front, storage cupboards, radiator, carpeted.



Bedroom 5

17' 8" x 11' 6" (5.38m x 3.51m)

Four windows to rear garden with onwards views and one overlooking the front elevation with scenic countryside views. Radiators, door to en suite, carpeted.

En Suite

7' 5" x 5' 3" (2.26m x 1.60m)

Shower cubicle with tiled surround, push button WC, pedestal wash hand basin, chrome ladder style radiator, window to rear with partial sea views. vinyl flooring.

Bedroom 6

19' 9" x 9' 5" (6.02m x 2.87m)

Windows overlooking the back garden, large cupboard with the potential to turn into an ensuite, radiator, wood effect flooring.

Front Exterior

Steps leading to the front door, double driveway to the side, flower beds along the front and side of the property with seasonal flowers.

Rear Garden

52' 5" x 29' 5" (15.98m x 8.97m)



Landscaped rear garden mostly laid to lawn with a choice of seating areas, flower beds planted with flowers to be enjoyed every season, door leading to the garage.

Garage

20' 3" x 18' 7" (6.17m x 5.66m)

Entered via UPVC double glazed door from the rear garden and double up and over doors from the driveway. Lighting, multiple electrical sockets.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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