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Minehead Close, Ogmores-By-Sea

guide price £440,000- £450,000

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About the property

A modern and immaculate four bedroom David Wilson built detached family home situated on an executive and sought after development within the popular coastal village Ogmores by Sea, conveniently located for beaches, coastal path and local village amenities.

Internally the property is presented to a very high standard throughout and was extended in 2021 to add an impressive sun room off the spacious open plan kitchen/ diner. In addition to this the ground floor accommodation consists of an entrance hall, downstairs cloakroom, lounge with bay fronted window and a modern, stylish open plan kitchen/ diner plus a separate utility room. The first floor has four bedrooms with an en suite off the master bedroom plus a family bathroom.

Externally there is a low maintenance front garden, driveway parking offering access to the detached garage and a beautifully landscaped, private rear garden with ample space for table and chairs, perfect for al fresco dining.

Ogmores is one of the most popular beaches along the Glamorgan Heritage Coast due to its expansive golden sands, perfect for walks and leisure. In addition to this there are eateries within close proximity and a village shop.



Accommodation

Hallway

Entered via partially glazed composite front door, doors leading to cloakroom, living room and kitchen/dining room. stairs to first floor with storage cupboard beneath, tiled flooring, radiator.

Cloakroom

Push button WC, pedestal wash hand basin with tiled splash back, storage cupboard, UPVC double glazed obscured window to side, continuation of tiled flooring, radiator.

Living Room

16' x 10' 5" (4.88m x 3.17m)

UPVC double glazed bay window to front elevation, carpets, radiator, modern wall mounted electric fire.

Kitchen / Dining Room

19' 5" x 14' 6" Max (5.92m x 4.42m Max)

A modern fitted kitchen with matching wall and base units with contrasting granite worktops, central island with cupboards below, integrated AEG oven with grill and microwave six ring gas hob and stainless steel extractor above, integrated fridge freezer, dishwasher, stainless steel sink with monoblock tap, tiled flooring, door to utility, space for table and chairs, UPVC double glazed window



overlooking rear garden opening on to the sun room which offers an open plan style living, bi fold doors opening onto rear garden off the sun room , feature floor to ceiling apex double glazed feature windows to the rear , two velux windows, modern vertical radiator, continuation of tiled flooring

Utility

5' 3" x 4' 9" (1.60m x 1.45m)

Cupboard housing the Ideal boiler, continuation of tiled floor from kitchen, UPVC obscured glazed door opening onto driveway, storage cupboard, worktop with space and plumbing below for appliances, radiator

Sun Room

11' 10" x 9' 3" (3.61m x 2.82m)

A bright and spacious room with bi fold doors opening onto rear garden off the sun room , feature floor to ceiling apex double glazed feature windows to the rear , two velux windows, modern vertical radiator, continuation of tiled flooring

Landing

UPVC double glazed obscure window to side elevation, doors offering access to bedrooms and family bathroom, access to loft space, storage cupboard with water tank, carpets, radiator.

Bedroom One

12' 5" x 10' 7" (3.78m x 3.23m)

UPVC double glazed window to front elevation with partial sea views, radiator, carpets, fitted wardrobes, door to en suite

En Suite

6' 11" x 5' 2" Max (2.11m x 1.57m Max)

UPVC double glazed obscure window to side elevation, modern suite comprising of a double shower enclosure with sliding glazed door, pedestal wash hand basin, low level WC with duel flush, partially tiled walls, tiled flooring, modern chrome heated towel rail







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.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.