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Craig Yr Eos Road, Ogmored-By-Sea Bridgend
offers over £500,000

 **pablack**

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About the property

Offered CHAIN FREE is this well-proportioned semi-detached dormer bungalow is situated on a corner plot with fantastic coastal views.

The popular coastal village of Ogmores-by-Sea is conveniently located for beaches, coastal paths and local village amenities. 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.

Internally the property offers a welcoming lounge with a feature log burner for ambience with French doors leading onto the beautifully kept garden, a generous kitchen / dining room with Velux window allowing natural light to flow through, two double bedrooms and a large bathroom to the ground floor and a further double bedroom with ensuite to the first floor dormer extension.

To the exterior, the property benefits from a driveway and garage and a beautifully landscaped and private rear garden with a summer house currently being utilised as a home office boasting extensive coastal views.

The beaches of Ogmores-by-Sea have sand at low-tide ideal for family outings and beach walks. The River Ogmores estuary is flanked by Ogmores beach on one side and the dunes of Merthyr Mawr

Accommodation

Entrance Porch

Entered via uPVC double glazed front door with obscured side panel, tiled floor.

Entrance Hall

Doors leading to the living room, two bedrooms and bathroom, stairs leading to the first floor with cupboard below, radiator, carpeted.

Lounge

18' 4" x 11' 6" (5.59m x 3.51m)
uPVC double glazed French doors with side panels leading to the garden, fireplace with log burner and granite hearth, sound proofed adjoining wall, radiator, wood effect flooring.

Kitchen / Dining Room

22' 3" x 10' 4" max (6.78m x 3.15m max)
Units to base and wall height, worktop inset with stainless steel sink and drainer with tap over, 5 ring gas hob with stainless steel extractor hood over, tiled splash backs, double oven below, integrated dishwasher and wine fridge, space for upright fridge / freezer, space for dining table and chairs, Velux skylight, radiator, uPVC double glazed door leading to the rear passage with access to the garage, double opening doors leading to the living room.

Bedroom One

11' 10" x 18' 3" max (3.61m x 5.56m max)
A spacious master bedroom with uPVC double glazed window overlooking the garden, uPVC double glazed window to





side, fitted wardrobes cupboards and desk unit, radiator, carpeted.

Bathroom

14' 2" x 8' 3" Max (4.32m x 2.51m Max)

A fantastic size with walk in shower area and bath with hand held shower attachment, vanity wash hand basin unit, with mirrored cupboard above, push button WC, radiator, chrome ladder style towel heater, tiled walls and flooring with underfloor heating, Velux window.

Bathroom Three

17' 4" x 7' 7" (5.28m x 2.31m)

A second double bedroom with uPVC double glazed window to side, radiator, carpeted.

Landing

Large storage cupboard with light, door leading to second bedroom, carpeted.

Bedroom Two

13' 9" x 10' 3" (4.19m x 3.12m)

uPVC double glazed window to front with fantastic coastal views, cupboard with hanging rail, door to ensuite.



En Suite

5' x 6' (1.52m x 1.83m)

Shower cubicle, pedestal wash hand basin with mirrored cupboard above, push button WC, recess with glass shelf, tiled walls and floor, uPVC double glazed obscured window to rear.

To The Exterior

Driveway to the front of the property with wall to boundary access to the garage, pathway to front of the property with gate to access the garden.

Garden

Beautiful mature landscaped garden mostly laid to lawn with hedgerow to boundary, mature shrubs, palm trees and fruit trees. Terrace seating area, to view the spectacular sunsets, storage shed.

Summerhouse

Currently used as a home office with power and wifi connection, fantastic sea views.

Garage



Electric door to driveway and uPVC double glazed door to rear, space and plumbing for appliances, 'Worcester' combination boiler.









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.