



2 1 Craig Yr Eos Road, Ogmore-By-Sea Bridgend offers over £500,000



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# About the property

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

The popular coastal village of Ogmore-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 Ogmore-by-Sea 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

## **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

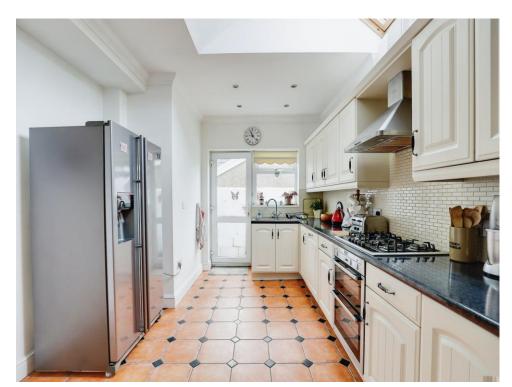
 $22' 3'' \times 10' 4'' \text{ max } (6.78 \text{m} \times 3.15 \text{m} \text{max})$ 

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**

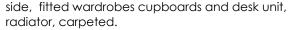
11' 10" x 18' 3" max ( 3.61m x 5.56m max )

A spacious master bedroom with uPVC double glazed window overlooking the garden, uPVC double glazed window to









### **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.













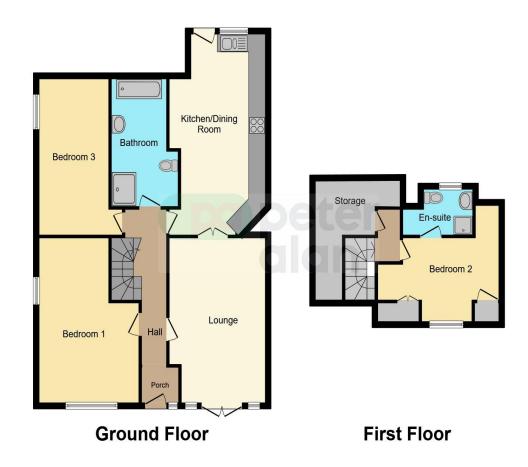






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