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Somerset View, Ogmores-by-Sea, Vale of Glamorgan

£550,000

 **pablack**

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About the property

This detached property boasts wonderful, panoramic and uninterrupted views of the Channel towards the Somerset coast from most elevations and offers generous and flexible living space over three floors within walking distance to the beach.

Internally the property offers an entrance hall with vaulted ceiling and open-riser staircase leading to the lower ground and first floors, study area open-plan to the sitting room with sea views, a double bedroom / further reception room with a large walk-in store room with further potential, a contemporary bathroom and cloakroom to the ground floor. To the lower ground floor is a very spacious and light lounge with an open fire, beautiful sea views and access onto the rear garden, fitted kitchen with dining room off with sea views and direct access to the rear garden, a walk-in larder and a generously proportioned utility room with access to the drive. To the first floor are three bedrooms all with sea views; two have sizeable storage cupboards, one of which offers possible potential to convert to an ensuite.

Externally the property offers a driveway to the front providing parking for 2/3 cars, whilst to the rear is a timber deck and paved patio from where you can really enjoy the stunning coastal views.

To be sold chain free, this property would be ideal for a family either as their main residence or as a holiday home due to its views and proximity to the beaches at Ogmore and Southerndown.

Accommodation

Entrance Hall

Entered via uPVC glazed front door with matching side panel, wooden stairs leading to lower ground floor and first floor, doors leading to study/reception room, shower room, separate WC and bedroom, vertical radiator, wood effect flooring.

Study Area

8' 6" x 6' 8" (2.59m x 2.03m)
uPVC double glazed window to front, steps leading down to lounge, radiator, carpeted.

Sitting Room

15' 9" x 8' 8" (4.80m x 2.64m)
uPVC double glazed windows to side with beautiful far reaching sea views, radiator, carpeted.

Bedroom Three

11' 5" x 8' 4" (3.48m x 2.54m)
uPVC double glazed window to front, door to very large storage cupboard, vertical radiator, wood effect flooring.

Lower Hall

Doors leading to main living room and kitchen, glazed and wooden panels looking into the main living room.

Lounge

15' 4" x 12' 9" (4.67m x 3.89m)
uPVC double glazed window to rear with beautiful far reaching sea views, uPVC double glazed French doors leading to external decked area to enjoy the views, open fire place, radiator, wooden flooring.

Kitchen

12' 10" x 9' 3" (3.91m x 2.82m)
uPVC double glazed window to front with beautiful far reaching coastal views, units





to base and wall height worktop inset with stainless steel sink and drainer, tiled splashback, integrated oven, electric hob with extractor hood over, space for washing machine and dishwasher, tiled flooring, doorway to dining room, storage cupboard, door to utility room.

Utility Room

16' 6" x 8' 5" (5.03m x 2.57m)

Units to base height, worktop inset with stainless steel sink and drainer, tiled splashback, space for tumble dryer, uPVC double glazed door to front with side panel, sky light, radiator.

Dining Room

10' 9" (Max) x 9' 9" (3.28m (Max) x 2.97m)

uPVC double glazed sliding patio doors leading to rear terrace seating area to enjoy the beautiful far reaching coastal views, radiator, tiled flooring.

First Floor Landing

Doors leading to three bedrooms, carpeted.

Bedroom One

12' 10" x 11' 2" (3.91m x 3.40m)

uPVC double glazed window to front with beautiful far reaching coastal views, fitted wardrobes, large storage cupboard, radiator, carpeted.



Bedroom Two

12' 9" x 9' 8" (Max) (3.89m x 2.95m (Max))

uPVC double glazed window to front with beautiful far reaching coastal views, large storage cupboard housing Ariston combination boiler, radiator, carpeted.

Bedroom Three

9' 7" x 8' 2" (2.92m x 2.49m)

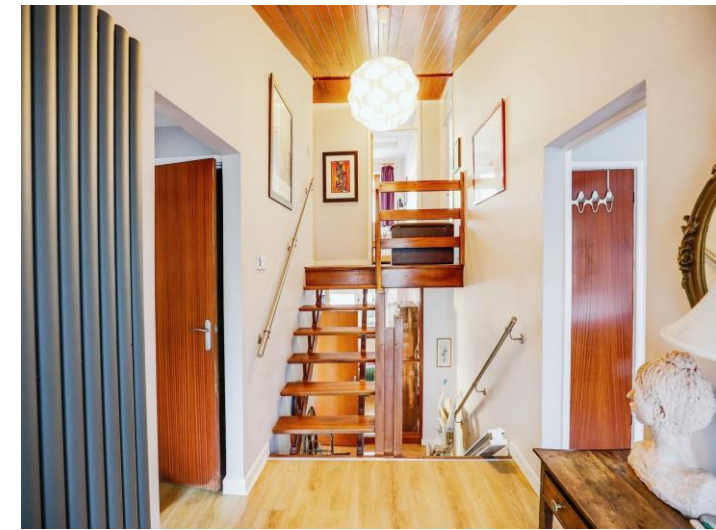
uPVC double glazed window to rear with beautiful far reaching coastal views, radiator, carpeted.

Front Garden

Driveway parking, path leading to front door, bin store, wall to boundary, lawned area to the side of the property, shrubs and trees.

Rear Garden

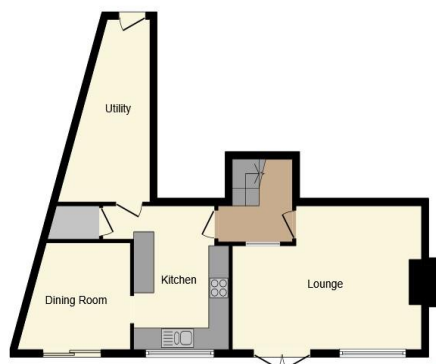
Decked and paved patio seating areas surrounding the front and side of the property to enjoy the fantastic coastal views.











Lower Ground Floor



Ground Floor



First Floor

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.