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Seaview Drive, Ogmores-By-Sea

guide price £600,000 -£625,000

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About the property

A beautifully presented, stylish and contemporary three bedroom detached property with flexible accommodation that has been thoughtfully extended, upgraded and configured to make the most of this superb location offering the most wonderful sea views towards the Devon /Somerset coast with Porthcawl and Gower peninsular also visible. Flexible accommodation over two floors comprising entrance porch with sky light, large storage room, utility room and impressive open plan kitchen /dining/ family room overlooking the rear garden and the hive of activity on the beach. A separate and spacious lounge bursting with natural light with feature log burner and large bay with sliding doors with sea views, main bathroom and third bedroom. Upstairs you are met with far reaching views from the observatory which is currently used as a study, a luxurious and relaxing master bedroom with ensuite, and another double bedroom with further shower room. Externally, to the front there is a low maintenance, private garden with seating area and to the rear is a raised and covered decked area for sitting and dining in whilst looking out to sea along with an area laid to lawn. A garage that has been converted to an additional storage room which had a new roof fitted in 2021. Driveway parking. Viewing is highly recommended of this stunning property and to appreciate this wonderful position within Ogmores By Sea in the Vale of Glamorgan.

Accommodation

Location

The Village of Ogmores-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 Ogmores estuary is flanked by Ogmores 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. The Village of Ogmores By Sea includes a post office/village store, bistro, hairdressers, community centre with cafe.

The Property

During the vendors ownership the property has been hugely upgraded and extended. In 2012 the property was fully refurbished including a new and insulated floor, walls and ceiling finishes, a re-wire and new plumbing and heating systems.

Entrance Porch

A composite front door with fixed glazed panel into the spacious porch which is open plan to the hallway. A welcoming and light space with sky light, slimline vertical radiator, engineered wood flooring, alarm panel and carpeted stairs leading up to the first floor

Storage Room

Handy storage cupboard with hanging rails, mirrored cupboard and window to side aspect





Kitchen / Dining/ Family Room

22' 3" max x 18' 5" max (6.78m max x 5.61m max)
A wonderful social space with sliding patio doors which lead out onto the raised decked area offering superb sea views. The kitchen from Korona is fitted with a range of neutral wall and base units with Silstone worktops and a breakfast bar with woodblock worktop and a feature panel of the Silstone. Integrated fullsize fridge, single oven, microwave and dishwasher, with a continuation of the engineered wood flooring. This room offers a beautiful sea view with ample space for a dining table.

Utility Room

5' 11" x 7' 5" (1.80m x 2.26m)
Fitted with wall and base unit and stainless steel sink and drainer. Part obscure glazed window to the side aspect. Space and plumbing washing machine and dryer

Lounge

19' 10" max x 13' 6" max (6.05m max x 4.11m max)
Accessed via double glazed doors from the hallway. The lounge is a fantastic size reception room with sliding patio doors in to the Bay with skylight which were replaced in 2016 with sea views. Feature log burner. Engineered wood flooring, Spotlights and radiator



Inner Hallway

Engineered wood flooring. Doors to family bathroom and bedroom three

Bathroom

Modern bathroom suite in white by Roca, comprising panel bath with overhead shower and folding glass screen. Wash hand basin, bidet, low level w.c, tiled flooring, heated towel radiator in chrome and spotlights. Obscure glazed window to the side aspect

Bedroom 3

12' 2" max x 8' 3" (3.71m max x 2.51m)
Versatile space currently utilised as a guest bedroom. Engineered wood flooring, double glazed window to the front aspect, radiator and spotlights

First Floor / Observatory

An amazing addition to the property in 2012 and currently utilised as a study this space offers quite amazing panoramic sea and coastal views from the large double glazed window. Fitted carpets, radiator and spotlights



Master Bedroom

16' 11" max x 14' 5" max (5.16m max x 4.39m max)
This principal bedroom and en-suite was added in 2016. Again enjoying spectacular sea views. Bespoke fitted wardrobes. Radiator, carpets, spotlights

En-Suite

Modern and luxurious suite by Roca comprising fully tiled double shower cubicle with Raindance shower and handheld attachment. Bespoke wash hand basin set in vanity unit. Heated towel rail in chrome. Low level w.c. Tiled flooring, spotlights and obscure double glazed windows to both the side and front aspects.

Bedroom Two

13' 4" max x 10' 11" max (4.06m max x 3.33m max)
Some restricted head height due to the pitch of the roof. Large double glazed window to the front aspect. Fitted carpets, door to eaves storage. Bespoke fitted wardrobes, radiator and spotlights

Shower Room

A modern suite by Roca comprising corner shower cubicle, bespoke wash hand basin set in vanity unit, w.c, spotlights, heated towel rail in chrome. Velux window, tiled flooring and shaver socket.



Outside

Driveway parking for two vehicles. Positioned in a quiet cul de sac, with residents permit parking and easy walking distance to the beach

Garage / Store Room

New roof was fitted in 2021. Since the entrance porch was constructed in 2020 there is no longer any vehicular access to the garage and now offers additional storage. Accessed via lockable side gate and via rear garden.

Front Garden

A south facing, private and low maintenance front garden to enjoy a morning coffee whilst admiring the views. Access to front door which is located to the side elevation and gated access onto the rear garden

Rear Garden

Enclosed westerly facing, private rear garden affording views of the coast and sea, combination of lawn and mature borders filled with an array of shrubs and plants. Ample, covered space is provided for al-fresco dining on the raised decked area to enjoy the sunny position

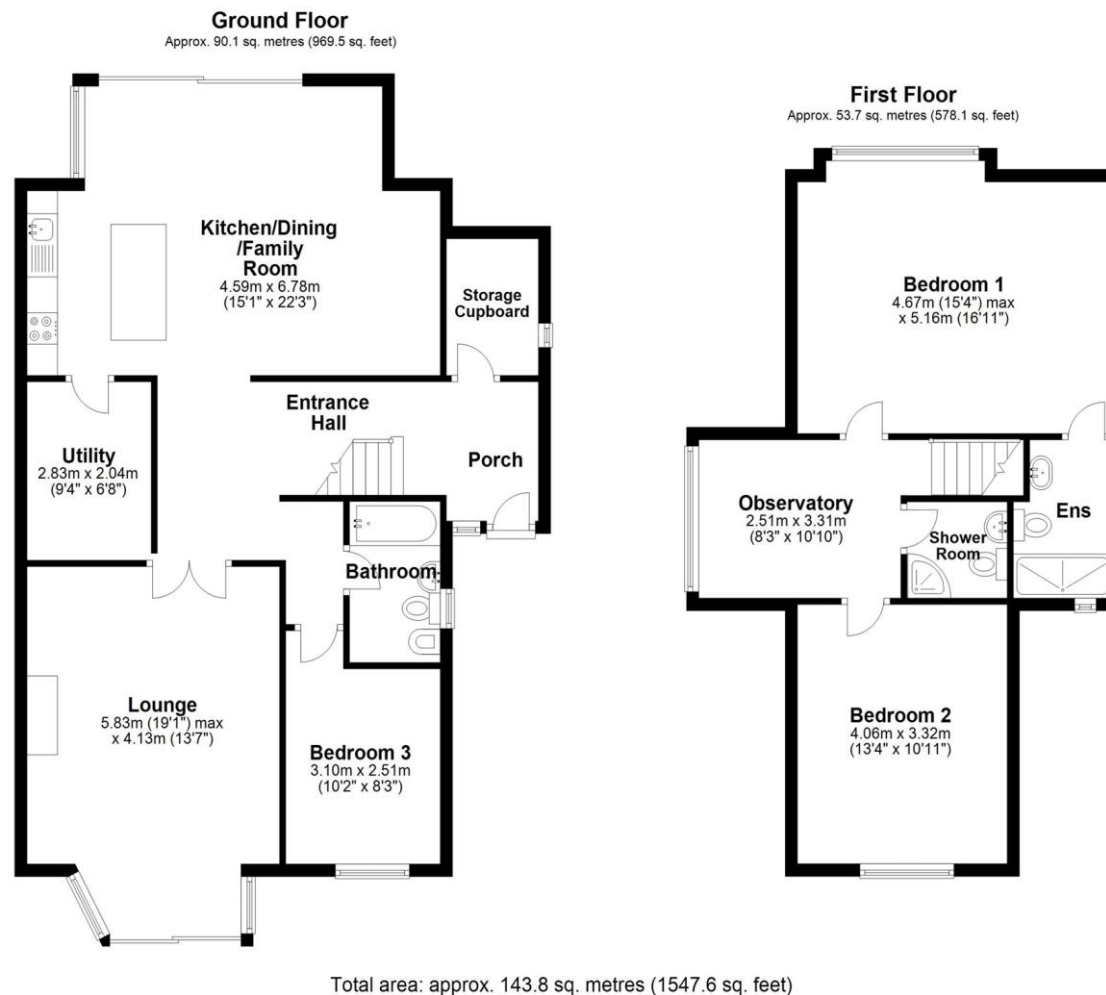


and views. Further patio area behind the garage offers space for a garden shed. Woodstore to remain.









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.