



Porlock Close, guide price £290,000

- Three double bedroom, family bathroom, w.c and provision for en-suite
- Double width driveway and landscaped rear garden backing onto fields
- Deceptively spacious, modern and stylish
- Far reaching countryside views & partial sea views from the master and second bedroom
- Council tax band D. Upgraded windows and new boiler
- Sought after coastal village location and walking distance to the beach and village amenities.
- EPC Rating: B

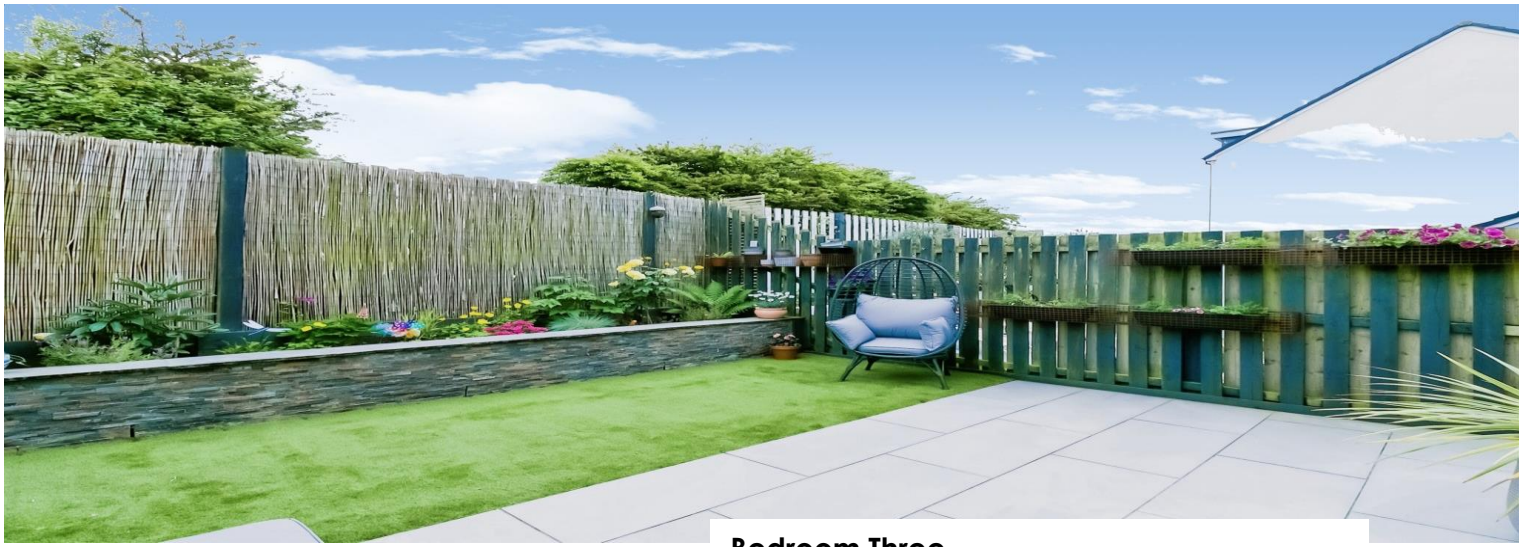




About the property

An immaculate, stylish and deceptively spacious three bedroom David Wilson built semi- detached family home situated on an executive and sought after development within the popular coastal village Ogmores by Sea, conveniently located for beaches, coastal paths and local village amenities. Internally the property is presented to a very high standard throughout and has been recently extended by way of an attic conversion offering a sizeable master suite with far reaching countryside and coastal views. There is also the provision for a plumbed en-suite. The ground floor boasts an entrance hall, modern kitchen, cloakroom, lounge/dining room offering access to the landscaped rear garden. The first floor has two bedrooms and a family bathroom and the second floor has the impressive master bedroom.

Externally, the property is tucked at the top of the development and benefits from a double width driveway, gated side access and a beautifully landscaped rear garden with a paved patio area, perfect for relaxing, low maintenance artificial grass and split stone raised flower beds. This property is low maintenance leaving you plenty of time to enjoy the beautiful coastline that lies on its doorstep.



Entrance Hallway

Enter via a part glazed composite front door. Wood effect flooring. Radiator. Carpeted, half turn staircase to first floor. Doors offering access to cloakroom and lounge/dining room.

Kitchen

9' 9" x 6' 7" (2.97m x 2.01m)

Fitted with matching range of wall and base units with roll top worksurfaces. Electric oven, 4 ring "Zanussi" gas hob and chrome extractor hood over. Stainless steel sink and drainer. Cupboard housing central heating boiler. Double glazed window to the front aspect. Space and plumbing for washing machine and dryer. Spotlights and continuation of the wood effect flooring from the hallway

Living / Dining Room

13' 7" max x 14' 10" max (4.14m max x 4.52m max)

French doors opening out to the beautifully landscaped rear garden. Wood effect flooring. Radiator. Door to large understairs storage cupboard.

Cloakroom

Wood effect flooring. Obscure glazed window to side. Radiator. Low level w.c, corner pedestal wash hand basin with tiled surround

First Floor Landing

Accessed via carpeted staircase from ground floor, Doors to bedrooms 2 and 3 and family bathroom.

Bedroom Two

13' 6" x 9' 3" (4.11m x 2.82m)

Originally the master bedroom. Two double glazed windows with elevated views of the garden and countryside to the rear. Carpets and radiator

Bedroom Three

12' 5" max x 8' 6" max (3.78m max x 2.59m max)

Has previously used as a snug but now a double bedroom. Two double glazed windows to the front aspect. Fitted carpets. Radiator. Door to useful storage cupboard with hanging rail

Family Bathroom

Modern three piece suite comprising of WC, wash hand basin, Bath with shower above, glazed shower screen, ceramic wall tiling

Second Floor

Accessed via carpeted staircase. Door to

Master Bedroom

18' 11" max x 12' 5" max (5.77m max x 3.78m max)

Some restricted head height due to the part pitched ceiling. Door to eaves storage. Large double glazed window with sweeping views of the countryside and the coastline. Fitted carpets. Radiator. Spotlights. Plumbing to this floor is available should the next owner wish to install an en-suite

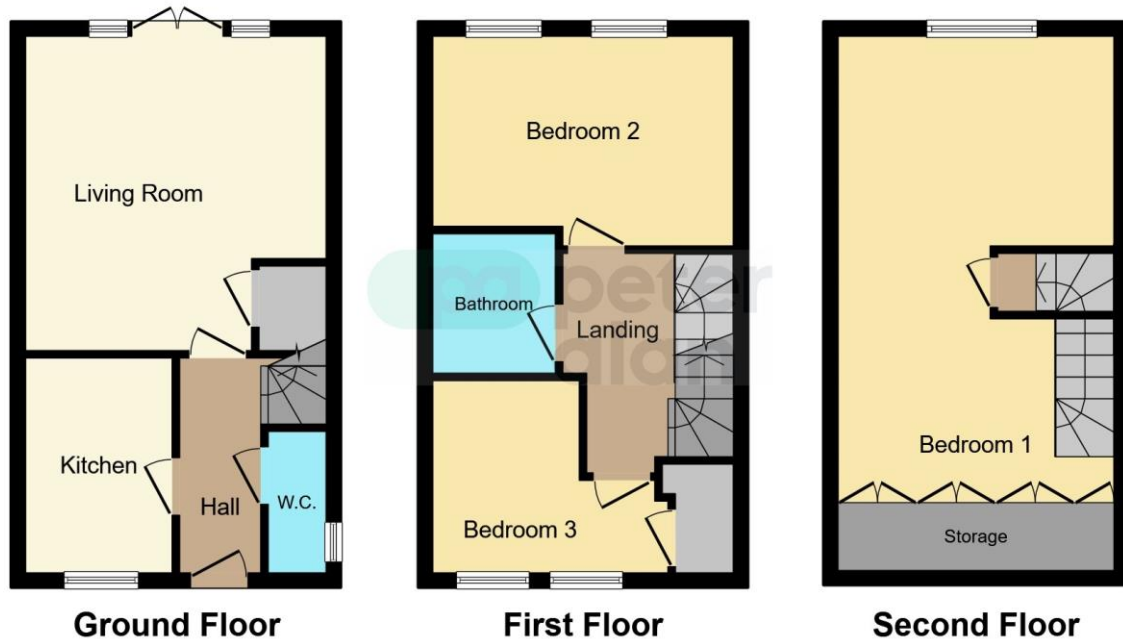
Outside

To the front of the property is a double width driveway. Glass canopied entrance porch. A small paved area offers access between the side elevation via a lockable gate onto the enclosed rear garden.

The rear garden is of beautiful design and includes a paved patio, artificial grass lawn with a planted raised flower bed to the far boundary that adjoins the neighbouring countryside.

There is also a small children's play area on the development for use by the residents that would be perfect for a young family.

Floorplan



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