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**Marine Lodge Seaview Drive, Ogmores-By-Sea**

**offers over £475,000**

 **pablack**

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# About the property

Presenting Marine Lodge to the market, where coastal elegance meets modern living. A truly exceptional property that offers an unparalleled combination of comfort, and natural beauty.

This one of a kind, ground-floor apartment is set within a beautifully converted detached building, boasting its own private gated entrance and secluded garden. Designed with both style and functionality in mind, this home is perfect for anyone seeking a peaceful retreat by the sea, with the added convenience of no stairs and secure outdoor space.

The Boathouse offers versatile space, featuring bespoke wooden doors, which can serve as a double garage, or be transformed to a home office / garden room.

This distinctive home offers not just a place to live, but a lifestyle, with its combination of spacious, stylish interiors, magnificent sea views, and proximity to both nature and city life, Marine Lodge and The Boathouse present an unmatched opportunity to own a piece of coastal paradise. Whether you're seeking a permanent residence, a holiday home, or an investment opportunity, as mentioned in a recent newspaper article Ogmore By Sea is becoming a hot spot for people relocating from the bustling crowds of the city and this property offers endless possibilities to create the life you've always dreamed of.

With no onwards chain, this property simply must be viewed.

## Accommodation

### The Property- Marine Lodge

Marine Lodge features two spacious double bedrooms, an open-plan living and dining area with French doors that lead directly to a private garden, all perfectly framed by stunning sea views that promise to captivate your senses. Imagine waking up to the gentle sound of the waves, with the golden hues of the sunset painting the sky each evening-a daily reminder of the beauty that surrounds you. With seamless indoor-outdoor living the thoughtful design of this home makes it an ideal choice for those who value both aesthetics and practicality.

The spacious garden, complete with a raised decking area, provides a perfect setting for alfresco dining, morning coffees, or simply soaking in the tranquil ambiance of your surroundings.

With a location that offers both privacy and convenience, this property is truly a rare find. Ideal for all ages and lifestyles whether you're a young family, a professional working from home, or someone seeking a serene retirement, Marine Lodge caters to all.

The spacious layout and additional storage space make it a versatile choice, while the proximity to the beach, just a short stroll away adds to the allure of this seaside haven.

### Location

The property's unique location also offers easy access to a range of amenities, including local shops, schools, and scenic coastal paths. In the heart of Ogmore-by-Sea. Marine Lodge is perfectly positioned at the entrance to Sea View Drive, in the





highly sought-after village of Ogmores-by-Sea. 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.

### Entrance Hallway

Enter through a uPVC double glazed front door with matching side panel. The hallway features plastered walls and ceiling, coving, and a radiator. The fitted carpet adds warmth, while a smoke alarm ensures safety. A walk-in airing cupboard with a radiator and light provides additional storage. Another walk-in storage cupboard with lighting offers ample space. White panel doors lead to the bedrooms and bathroom, with part-glazed double doors opening to the main living area.

### Lounge / Dining Room

17' 8" x 14' 9" ( 5.38m x 4.50m )

This open-plan space offers stunning sea views of the Bristol Channel and direct access to the garden.



Enjoy breathtaking Coastal views through uPVC double glazed French doors, complete with full-length side panels, leading to the rear garden. Additional uPVC double glazed windows at the front and rear allow natural light to flood the room. The space features two radiators, plastered walls and ceiling, coving, and TV & telephone connection points. An open archway connects the lounge/dining area to the kitchen.

### Kitchen

9' 11" x 8' 10" ( 3.02m x 2.69m )

The kitchen offers uPVC double glazed windows and a door to the garden, again with those impressive sea views. It's fitted with a modern kitchen featuring gloss white doors, marble-effect worktops, and tiled splashbacks. The stainless steel sink unit comes with a mixer tap. Integrated appliances include an oven, grill, hob, extractor hood, undercounter fridge, freezer and space for washing machine. The kitchen also houses a new wall-mounted combi gas central heating boiler. Laminate flooring, and a radiator complete this well-designed space.

### Bathroom

A uPVC double glazed window to the rear brightens the bathroom, which features a white four-piece suite:



close-coupled w.c, pedestal wash hand basin, bath with tiled side panel, and a shower cubicle with a mixer shower. The room is fully tiled, including the floor, with an extractor fan, and a heated towel rail.

### Bedroom One

13' 4" x 10' 2" ( 4.06m x 3.10m )

This large double bedroom boasts a uPVC double glazed window to the front, a radiator, and fitted carpet.

### Bedroom Two

10' 3" x 9' 11" ( 3.12m x 3.02m )

Another double bedroom with a uPVC double glazed window to the rear. Features a radiator, and fitted carpet.

### External

The property is surrounded by gardens to the front and side, all offering stunning sea views. The

#### Front Garden

is accessible via a pedestrian gate and paved pathway leading to a covered entrance and front door. The area is adorned with decorative stones, shrubs, and palms





The main landscaped, flat garden offers spectacular sea views and sunsets. The space includes a lawn and wooden decking, along with a rear storage area. French doors open to the lounge, with a separate door leading to the kitchen.

Residents Parking on Sea View Drive.

### **The Boathouse / Double Garage**

The Boathouse adds another dimension to this exceptional property. This versatile space is accessed via bespoke wooden doors. It has been left at first fix stage of construction meaning it can serve as a double garage, or can be completed to the architects plans and be a home office / garden room with two large wooden framed windows overlooking the garden to Marine Lodge.

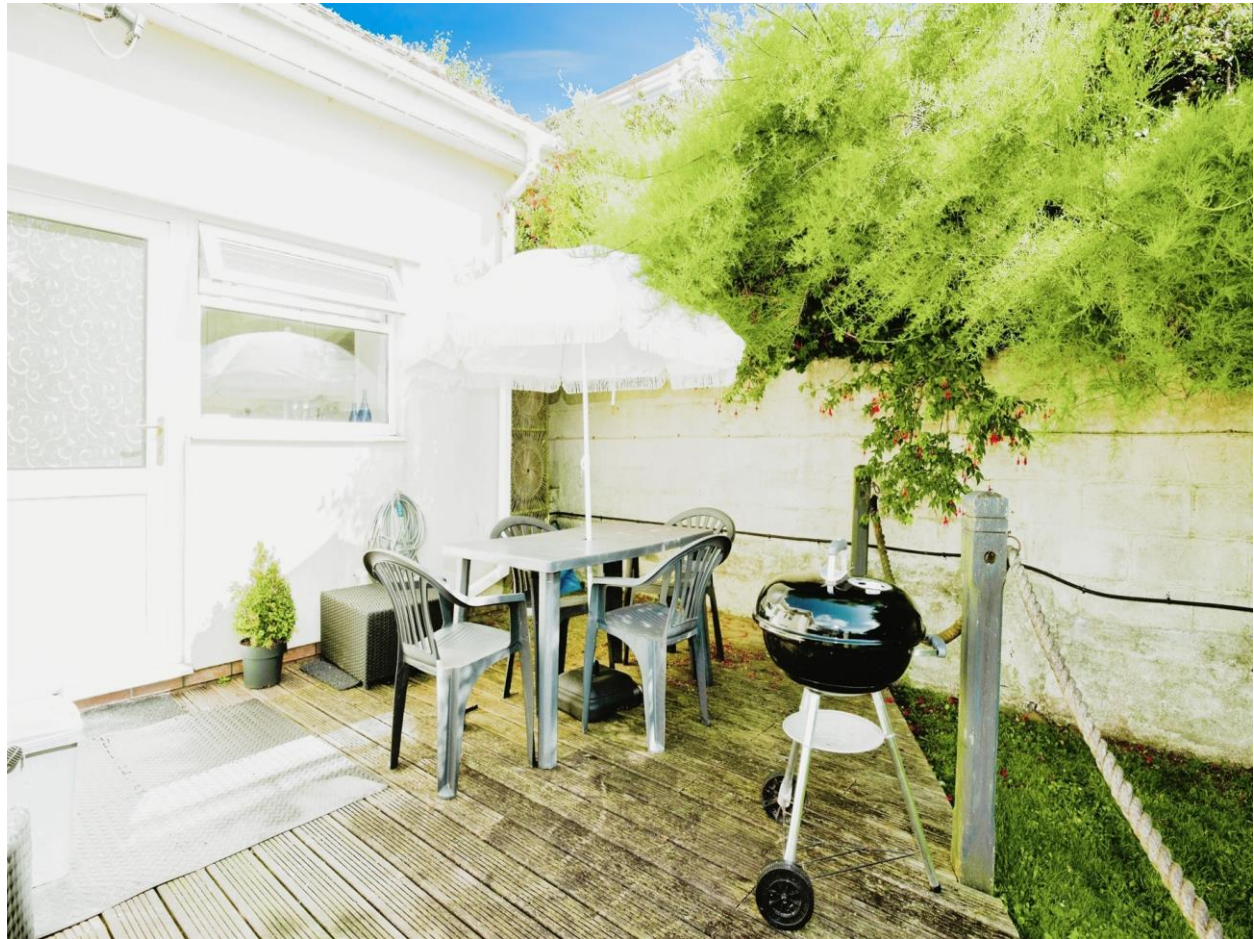
The vendor has advised that the dropped kerb access to the Garage will be done before legal completion takes place.

A Home Like No Other.

### **Lease Details**

999 years from 1 January 2021

The Vendor has advised there are no Ground Rent or Service Charges Payable





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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