

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Porlock Close, Ogmore-By-Sea

offers over £500,000

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About the property

Discover this charming detached home, perfectly positioned at the top of a quiet cul-de-sac with the benefit of no passing traffic within the coastal village of Ogmore-by-Sea, Vale of Glamorgan. Enjoying partial sea views, this David Wilson property offers an inviting entrance hallway leading to a cozy sitting room, a convenient cloakroom/WC, a study, and a spacious kitchen/diner with an adjoining utility room. The first floor boasts four well-appointed bedrooms all with built in wardrobes, including a master with an en-suite shower room, along with a family bathroom featuring a separate shower enclosure.

Outside, the front garden provides ample driveway parking for several vehicles, while the rear offers a level, spacious and low-maintenance garden perfect for relaxation. A detached garage adds further convenience. The home benefits from gas central heating and UPVC windows and doors, with the potential for loft conversion subject to the usual planning consents. With fibre optic broadband available in the area, this home is well-connected and ready for modern living. Viewings are highly recommended!

Accommodation

Location

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

Entrance Hall

Warm and welcoming, the entrance hall features a radiator and an opaque glazed front door, complemented by wood-effect flooring. It offers access to the study, cloakroom/WC, sitting room, and kitchen/diner, with stairs leading to the first floor.

Living Room

20' 3" max x 12' 1" (6.17m max x 3.68m)
This spacious living room is flooded with natural light through a UPVC bay window at the front. Two radiators , while wood-effect flooring adds a contemporary touch.

Study

10' max x 7' 8" (3.05m max x 2.34m)
A bright study space with a UPVC window facing the front, a radiator, and wood-





effect flooring, perfect for a home office setup.

Cloakroom

The cloakroom includes an opaque UPVC window to the side, a radiator, and a low-level WC. It features a pedestal washbasin with a mixer tap and vinyl flooring, along with large under-stair storage.

Kitchen/ Dining Room

20' 3" max x 15' 6" max (6.17m max x 4.72m max)
The heart of the home, this expansive kitchen/diner is designed for modern living. UPVC French doors and a window open to the rear garden, allowing for indoor-outdoor flow. The space includes radiators, tiled flooring, and downlighting. The Sigma 3 kitchen is fully equipped with eye-level and base units, drawers, and work surfaces. A stainless steel sink with a mixer tap and water filter, integrated dishwasher, fridge, oven, grill, and 6-burner gas hob complete this culinary space. A door leads to the utility room.

Utility Room

Practical and efficient, the utility room has fully fitted base units, a stainless steel sink with a mixer tap, and space for additional appliances. Partially tiled walls, vinyl flooring, and a glazed door to the rear garden finish the space.



Landing

The landing is lit by a UPVC window to the side and includes a radiator, loft access, and an airing cupboard. Fitted carpets. It leads to the bedrooms and family bathroom.

Master Bedroom

13' up to wardrobes x 12' 2" max (3.96m up to wardrobes x 3.71m max)
The master bedroom offers built-in wardrobes, a radiator, fitted carpets and a UPVC window to the front. Door to en-suite

En-Suite

The en-suite features an opaque UPVC window to the side, a low-level WC, and a wash hand basin with a mixer tap. The space is partially tiled and includes a shower enclosure with a mixer shower, a vertical heated towel radiator, and vinyl flooring.

Bedroom Two

13' 2" max x 9' 5" max (4.01m max x 2.87m max)
A sizeable second bedroom with a UPVC window to the rear with partial sea views, a radiator, fitted carpets and built-in Sigma 3 wardrobes.



Bedroom Three

12' 7" max x 12' 2" max (3.84m max x 3.71m max)
This bedroom offers plenty of light through its UPVC windows to the front, with a radiator, fitted carpets and built-in Sigma 3 wardrobes for storage.

Bedroom Four

10' 2" x 7' 6" (3.10m x 2.29m)
Fitted wardrobes, double glazed window to the rear with sea view. Carpets and radiator.

Family Bathroom

The family bathroom includes a UPVC window to the rear, a low-level WC, a panelled bath with a mixer tap, and a separate shower enclosure. A pedestal wash hand basin with a mixer tap, a vertical heated towel radiator, vinyl flooring, and partially tiled walls complete this space.

External

Front: An open-plan, low-maintenance garden with a driveway that accommodates three cars, a water tap, and a detached garage with power, lighting, and a partially boarded attic space.



The rear garden is a low-maintenance, enclosed space with a sunny westerly aspect. It includes a paved area for outdoor dining, a water tap, power points, a shed, side gate access, and outdoor lighting. Partial sea views add to its appeal.

Detached Garage

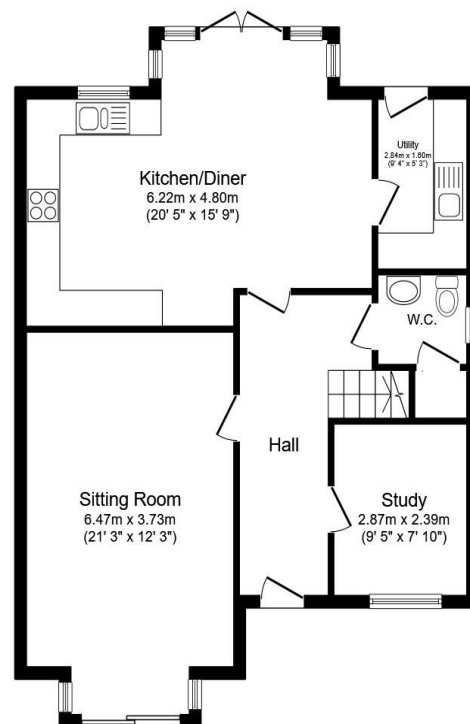
With power, lighting, and a partially boarded attic space.





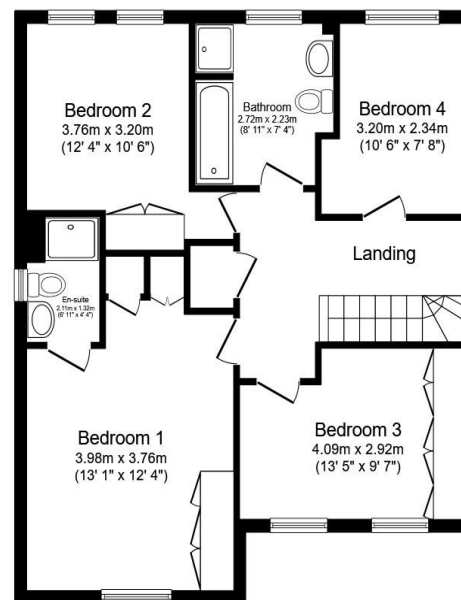
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Ground Floor

Floor area 75.0 m² (807 sq.ft.)



First Floor

Floor area 70.3 m² (756 sq.ft.)

TOTAL: 145.2 m² (1,563 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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