



4 3 4

Craig Yr Eos Avenue, Ogmores-by-Sea, Vale of Glamorgan

offers over £975,000

**peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

This former show home embodies luxury and thoughtful design, emphasising natural light with premium finishes, sophisticated kitchen and bathroom fittings, elegant tiling, and underfloor heating across the ground and lower ground floors. The lower ground layout is ideal for young families, while open-plan living dominates the ground floor, and the first floor boasts a lavish master suite. Step through a slate-grey door into a reception hall featuring an oak-framed glazed staircase. The cloakroom provides modern fixtures for added convenience. The living room showcases timber-effect ceramic flooring and a recessed wood-burning fire, complemented by an adjacent study.

Double doors open to a bright living and dining space with sliding doors to a Juliet balcony overlooking the sea, alongside French doors leading to the terrace and garden. The high-spec kitchen features sleek cabinetry, Silestone worktops, and top-tier appliances, while a cozy sitting room connects to a glazed balcony.

The first-floor master suite impresses with a vaulted ceiling, freestanding bath, mirrored dressing room, and en-suite with twin basins and a walk-in shower. The lower ground floor includes a guest suite with garden access, dressing room, and en-suite, alongside two additional bedrooms with sliding doors to the garden and a chic family bathroom.

Outside, beautifully landscaped gardens with raised terraces and a lawn surround the property, complemented by a double garage.

Accommodation

Location

The Village of Ogmore-by-Sea is approx. 5 miles south of Bridgend and approx. 20 miles west of Cardiff. The picturesque village of Ogmore-by-Sea, on the Vale of Glamorgan Heritage Coast between Bridgend and Llantwit Major, is home to one of Wales' most stunning beaches. At low tide, the expansive sands stretch endlessly, while high tide reveals several bays and the river mouth. Perfect for dog walking, surfing, or family outings, it's also a prime spot for walkers on the Glamorgan Coastal Path. For a scenic day out, start at Merthyr Mawr sand dunes, visit Ogmore Castle, and follow the path to Ogmore-by-Sea, exploring bays like Hardy's and Southerndown along the way. 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, hairdressers, community centre with cafe.

Reception Hallway

Upon entering through a contemporary slate-grey door with frosted side panels, you are welcomed into an impressive reception hallway. This space features an elegant oak-framed glazed staircase, creating a striking first impression.

Cloakroom

The cloakroom boasts high-quality tiled finishes, a low-level WC, wall-mounted wash hand basin, fitted wall mirror, and a chrome heated towel rail. A frosted





double-glazed window adds natural light while maintaining privacy.

Lounge

18' 11" max x 13' 11" max (5.77m max x 4.24m max)

The living room offers a warm and inviting atmosphere, with a timber-effect ceramic tiled floor, a double-glazed window to the front elevation, and a wall-mounted recessed wood-burning fire.

Kitchen/Family/Dining

26' 6" max x 21' 4" max (8.08m max x 6.50m max)
From the reception hallway, elegant double doors open into a stunning open-plan living and dining area. This spacious room, adorned with a ceramic-tiled floor, features double-glazed sliding doors and a side panel that lead to a glazed Juliet balcony, offering gorgeous sea views. French doors provide additional access to a paved terrace, with steps descending into the garden below.

Seamlessly integrated into this space is a state-of-the-art kitchen, meticulously designed to combine style and functionality. It boasts a premium selection of white high-gloss cabinets paired with blue-grey timber-effect finishes, complemented by sleek Silestone worktops and an inset sink equipped with a modern 'Quooker' tap. The



kitchen comes fully equipped with top-of-the-line integrated appliances, including twin ovens, a plate warmer, a ceramic hob with a ceiling-mounted extractor, a full size fridge and freezer, a dishwasher, and a wine cooler.

Natural light floods the kitchen through double-glazed windows on the side and rear elevations, enhancing its bright and welcoming atmosphere. Adding to its practicality, the space includes a convenient storage cupboard.

Study

8' 8" x 8' 4" (2.64m x 2.54m)

Perfect for homeworkers or as an additional reception room. Wirth a continuation of the flooring from the reception hallway, underfloor heating control and window to the side aspect.

Sitting Room / Snug

10' 9" x 10' max (3.28m x 3.05m max)

A cozy sitting room, accessed from the kitchen, features a ceramic tiled floor and sliding patio doors that lead to a paved balcony with aluminium and glazed balustrading.



Upper Floor To Master Suite

Landing

13' 4" x 10' 8" (4.06m x 3.25m)

The master suite occupies the entirety of the first floor, offering a luxurious and thoughtfully designed retreat. An L-shaped landing, enhanced by a part-pitched ceiling and a double-glazed Velux window, provides access to the master bedroom and includes a discreet eaves cupboard.

Master Suite

29' 2" max x 15' 5" (8.89m max x 4.70m)

The bedroom itself is both spacious and striking, with a vaulted ceiling and concealed storage behind low eaves doors. Flowing seamlessly into an adjacent sitting area, this cozy space currently features a freestanding bath with a pillar tap and shower attachment. Large, aluminium-framed windows with fitted blinds frame breathtaking vistas of the Bristol Channel and Tuskers Rock.

Adjoining the bedroom, the dressing room is fitted with mirrored wardrobes that offer ample hanging space and shelving, complemented by a front-facing double-glazed window.



Master En-Suite

The en-suite shower room is a showcase of contemporary design, featuring twin wash basins set in vanity drawers, a sleek low-level WC, and a walk-in shower with both a rainwater head and handheld attachment. Additional touches include a fixed glazed screen, a chrome heated towel rail, a tiled floor, and natural light streaming through a double-glazed Velux window.

Lower Ground Floor

This level would be ideally suited to those with a young family, with direct access to the level rear garden

Hallway

The hallway on the lower ground floor is both functional and stylish, featuring an airing cupboard equipped with a pressurised hot water cylinder tank.

Laundry Room

6' 6" x 5' 1" (1.98m x 1.55m)
Designed for maximum efficiency, the laundry room boasts space for a raised washing machine and tumble dryer, along with high-level fitted cupboards. It includes a deep inset stainless steel sink paired with a chef's tap,



complemented by a ceramic tiled floor for practicality and durability.

Bedroom Two

20' 6" max x 13' 1" (6.25m max x 3.99m)
The second bedroom is an excellent sized guestroom, offering a timber-effect ceramic tiled floor and sliding double-glazed doors that open directly onto the rear garden.

En-Suite

The en-suite features elegant, high-quality tiling, a walk-in shower cubicle with a glazed screen, a low-level WC, a vanity-style wash hand basin with a drawer, and a chrome heated towel rail for added comfort.

Dressing Room

The adjacent dressing room is fitted with ample hanging space and shelving,

Bedroom Three

15' 7" max x 13' (4.75m max x 3.96m)
Another large double bedroom with mirrored door wardrobes and sliding patio doors leading to the rear



garden. A continuation of the timber-effect tiled floors, adding to the cohesive and stylish design.

Bedroom Four

15' 5" max x 10' 3" (4.70m max x 3.12m)
Completing the third sizeable bedroom to this level including large mirrored door wardrobes and sliding patio doors leading to the rear garden.

Family Bathroom

The family bathroom offers a contemporary touch, including a double-ended bath, a fully tiled shower cubicle with a glazed entry door, a low-level WC, and a vanity-style wash hand basin with a drawer. A frosted double-glazed window enhances privacy, while a chrome heated towel rail completes the space with modern functionality.

External

The front of the property showcases a well-maintained lawn bordered by established shrubs, creating a welcoming green space.

Driveway And Double Garage

A spacious tarmac driveway provides ample room for parking and leads to a detached double garage. The



double garage (20'08 x 20'02) is fully equipped with power, lighting, an electric up-and-over door, a wall-mounted 'Vaillant' mains gas central heating boiler, and built-in storage shelving for added convenience.

Side Garden

Gated access leads to a stepped pathway along the side of the property. This pathway ensures seamless access to the rear garden and offers a practical yet private transition between outdoor spaces.

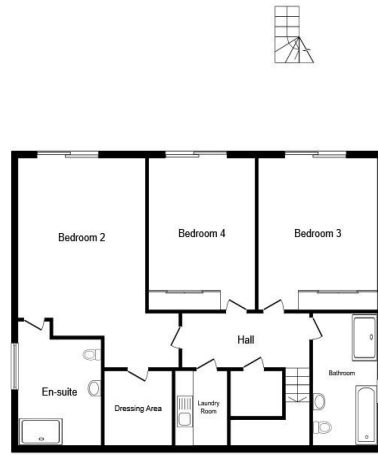
Rear Garden

The rear garden has been thoughtfully designed for both relaxation and functionality. Two elevated paved terraces provide an ideal setting for outdoor seating and are directly accessible from the upper ground floor. An external staircase leads down to a spacious area that combines paved sections with a neatly kept lawn. The entire garden is enclosed by fencing, offering a secure and private outdoor retreat.



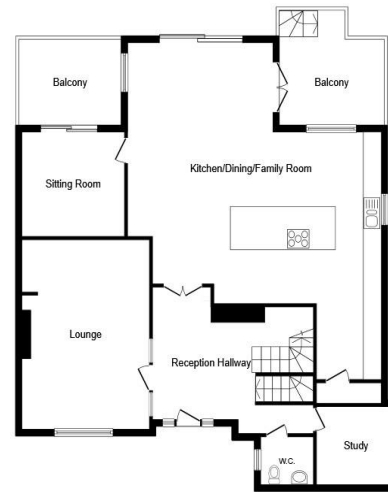
01446 772857

enquiries@pablack.co.uk



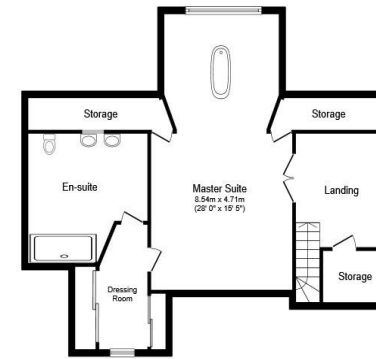
Lower Ground Floor

Floor area 106.1 sq.m. (1,142 sq.ft.)



Ground Floor

Floor area 130.3 sq.m. (1,403 sq.ft.)



First Floor

Floor area 86.3 sq.m. (929 sq.ft.)

TOTAL: 322.8 sq.m. (3,474 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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

