



Crompton Way, Ogmore-By-Sea

offers over £350,000

- Generous corner plot with landscaped gardens & double parking.
- Fantastic direct views of the Bristol Channel to the rear.
- Spacious modern kitchen, open living areas & stylish finishes.
- Three well proportioned bedrooms.
- En suite to master bedroom, family bathroom and ground floor cloakroom.



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About the property

This three bedroom detached house is located in a sought after development within the popular coastal village of Ogmore-by-sea, conveniently located for beaches, coastal paths and local village amenities.

The property offers a blank slate for the new owners to infuse their personal taste and style and the accommodation comprises of a living room, cloakroom, kitchen/dining room with doors leading to the rear garden and fantastic direct coastal views to the ground floor, and three well-proportioned bedrooms with an en suite to the master, providing ample space for a growing family or for setting up a home office in addition to a family bathroom to the first floor.

Externally the property boasts a double length driveway to the side and a larger than average rear garden with fantastic direct views of the Bristol Channel.

In summary, this property is a magnificent blend of comfort and convenience. Its prime location, combined with its unique features, makes it an ideal choice for families or first-time buyers seeking a home in a highly desirable coastal location.





Accommodation

Location

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 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 school.

Entrance

Glass Canopied Entrance - Modern composite door leading to:

Hallway

8' 10" x 3' 6" (2.69m x 1.07m)

Fitted carpet and staircase leading to the first floor.

Cloakroom

5' 2" x 3' (1.57m x 0.91m)

Modern white low-level WC and corner wash hand basin with tiled splashback.

Living Room

16' 3" x 12' (Max) (4.95m x 3.66m (Max))

Double glazed windows to front and side elevations. Door leading to:

Kitchen/Dining Room

15' 2" x 10' 6" (4.62m x 3.20m)

Range of modern white fitted base and wall cupboards, worktops with inset stainless steel sink and drainer. Integrated oven, ceramic hob, extractor, fridge/freezer, dishwasher, and washer-drier. Timber effect flooring, under-stairs cupboard, double glazed window and French doors with direct coastal views.

First Floor Landing

Staircase from hallway to 'L' shaped landing. Loft hatch, door to storage cupboard, doors leading to

Bedroom One

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to front elevation, built-in double wardrobe and additional fitted mirrored door double wardrobe. Door leading to:

En-Suite Shower Room

8' 4" x 4' 6" (2.54m x 1.37m)

White low-level WC, pedestal wash hand basin with tiled splashback, deep fully tiled shower cubicle with glazed entry door, frosted double glazed window.

Bedroom Three

8' 10" x 6' 6" (2.69m x 1.98m)

Double glazed window to front elevation.

Bedroom Two

8' 6" x 10' 3" (2.59m x 3.12m)

Double glazed window with fantastic elevated views over the rear garden, the beaches of Ogmore, and the Bristol Channel.

Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Modern white suite including panelled bath with electric shower and hinged shower screen over. Low-level WC and pedestal basin with tiled splashback and fitted wall mirror, frosted double glazed window, vinyl mosaic effect tiled floor.

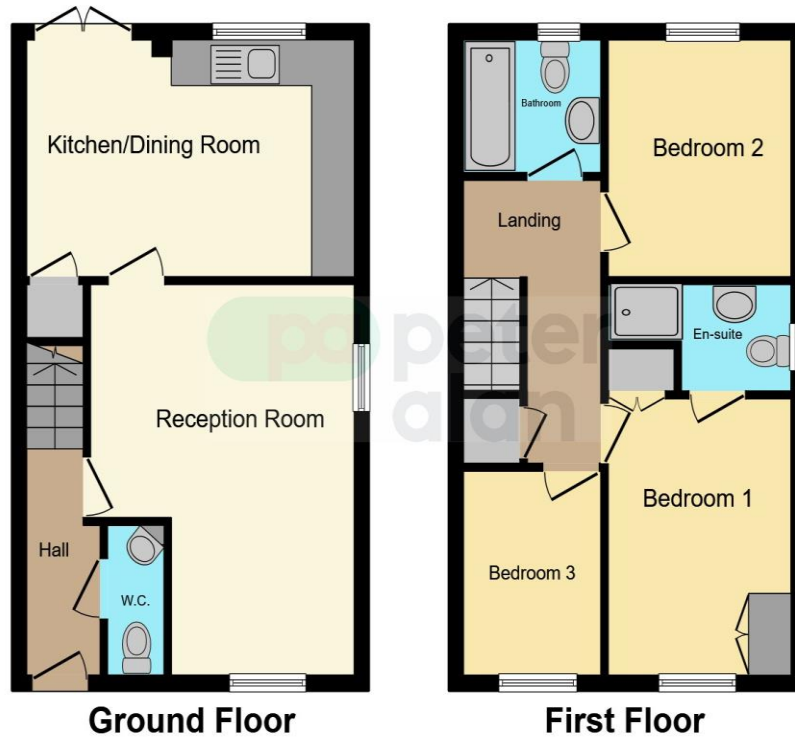
Front Garden

Lawned front garden, double-length tarmac driveway to the side.

Rear Garden

Larger than average garden, courtesy of a corner plot location. Paved sitting area, outside power and water, direct views of the Bristol Channel. Enclosed by picket fencing.

Floorplan



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