



Slon Lane, Ogmore by Sea

£425,000

- Immaculately presented apartment built in 2017.
- Situated on the first floor with balcony and spectacular sea views.
- Contemporary open plan living area with floor to ceiling windows.
- Two double bedrooms with sea views and en suite to master.
- Communal gardens and paddock of approximately 2 acres.
- Two dedicated parking spaces.
- To be sold with no ongoing chain.



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About the property

Set in a prime coastal location with unspoilt views across the Bristol Channel, this luxurious apartment is located on the Heritage Coastline in the pretty seaside village of Ogmore-by-Sea. This idyllic location is perfect for exploring unspoilt bays and coves, fishing, surfing, horse riding and in the evening watching picture perfect sunsets over the sea. Relax, unwind, entertain guests or step out and explore the beautiful surrounding coastal areas. This stylish first floor apartment has a light and spacious feel with its open plan layout, large glazed windows and doors and open roof design embracing the location's inspiring scale and atmosphere. The inviting lounge kitchen diner has floor to ceiling windows and sliding doors which open up on to your private balcony. The view of the coast is simply breath-taking and perfect to relax in the sunshine, dine under the stars or simply contemplate the sunset. The apartment further comprises of a convenient utility area and storage cupboard off the hallway, two double bedrooms with large windows to allow you to enjoy views of the sea from the comfort of your bed, an ensuite to the master bedroom and a main bathroom. Externally the property boasts communal gardens leading to a communal paddock which stretches down to the coastline and dedicated parking spaces.



Location

The property's unique location offers easy access to a range of amenities, including local shops, schools, and scenic coastal paths. 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, hairdressers, community centre with cafe.

Communal Entrance Hall

Entered via external glazed storm doorway at the front of the property. At the end of the hallway on the left hand side is a door leading to through to communal rear lobby and glazed storm door leading out to the rear car park. Staircase leading to the first floor. The apartment is through the door on your right at the top of the stairs.

Entrance Hall

Entered via fire door. Large storage cupboard, Del Conca Oak effect tiled flooring.

Living Room Area

20' 1" x 17' 4" (6.12m x 5.28m)
Filled with natural light with one wall of floor to ceiling double glazing with fantastic views and access directly to the private terrace by sliding central double glazed doors. Del Conca Oak effect tiled flooring. Open plan to the kitchen / dining room.

Kitchen/Dining Room

17' 4" x 9' 5" (5.28m x 2.87m)
Open plan to the living room and designed to also take advantage of the views with additional front window. Kitchen by Sigma 3 features extensive L - shaped range of wall and base units finished in Sutton silk light grey and graphite. Silestone Blanco Norte work surface and matching upstands with lighting between wall and base units. Features include integrated Smeg oven

and Smeg microwave over, built under integrated dish washer and built in four ring induction hob with glass back plate and extractor over. Built in fridge freezer with decor panel, built under four bin recycling unit. Inset stainless steel 1.5 bowl sink unit with pan washer mixer tap, corner cantilever fold out storage units.

Master Bedroom

16' 2" x 11' 2" (4.93m x 3.40m)
Floor to ceiling double glazed windows enjoying spectacular coastal views. Fitted wardrobes, carpeted flooring.

En Suite Shower Room

Luxury modern suite in white comprising large walk in tiled shower with glazed side panel and rain head shower. Low level concealed cistern WC and wall hung wash hand basin with chrome mixer tap. Large wall mirror. Tiled floor and part tiled walls. Inset ceiling lights. Chrome heated towel rail. Extractor fan.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)
A further double bedroom with floor to ceiling double glazed picture windows enjoying spectacular views, Carpeted flooring.

Bathroom

Quality high specification bathroom with suite in white comprising bath with wall mounted side mixer and shower over with glazed shower screen. Low level concealed cistern WC. Cantilevered wash hand basin with chrome mixer tap. Tiled floor and partly tiled walls including shower area and bath surround. Large mirror to wall. Inset ceiling lighting. Chrome heated towel rail.

To The Exterior

Driveway access leading to dedicated parking for each apartment. Gated remote control access to rear courtyard which provides further parking space for each apartment. Communal gardens laid t lawn lead to communal paddock which stretches down to the coastline. Total area of the plot approximately two acres.

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Floorplan



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



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