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Greystones

6 Craig Yr Eos Avenue
Ogmore-By-Sea
The Vale of Glamorgan
CF32 0PF

Greystones 6

Asking price **£690,000**

A striking, exceptionally presented, four bedroom, four bathroom, modern coastal family home within striking distance of coastal pathways and beachfront.

Styled beautifully inside and out with a homely, modern beach house feel

Electric gated access to driveway for a number of vehicles

Entrance hall, open-plan kitchen to dining space, lower living room and first floor sitting room both enjoying glazed direct balcony access with coastal views

4 double bedrooms, 3 en-suites and a family bathroom / utility room

Undercroft gym with rear storeroom

Fully landscaped front and rear gardens with numerous social spaces, vantage points to appreciate the seaside location

A short distance to Ogmores beach and coastal pathways





Double glazed front door with side panel opens to the HALL, timber floor and a double cloaks cupboard. Sliding barn door connects into the spacious kitchen/diner with a step down to a sitting area with sliding glazed doors out to front decked glass balustrade terrace. The KITCHEN offers a Shaker style design with a wide range of storage options and granite topped central island with wine cooler and custom light over to remain. Appliances to remain include a 'Rangemaster' double oven and hob, dishwasher and microwave. American style fridge/freezer is available by separate negotiation. A naturally light space with window to the side elevation and window and door to the rear garden. The open DINING AREA lies to the front of the kitchen, acting as a midway space between kitchen and living room with a continuation of the timber floor and a tiled wall backdrop with complimenting lighting. The SITTING AREA enjoys a corner wood burner, wall-mounted lighting, log store recess and sliding doors out to the seaward facing decked and glass balustrade terrace.

A SIDE HALLWAY offer an natural breaker between the living and bedroom accommodation of the ground floor with built-in cupboards flanking the barn style doorway.

BEDROOM TWO is a dual aspect double bedroom with large window to the front and frosted window to the side, in the open EN-SUITE. Elements of panelling add to the "beach house" style with recessed built-in wardrobes, tiled floor and a walk-in, mains fed shower with sink and mixer tap lie to the rear. Double BEDROOM THREE enjoys rear garden views with fitted carpet and 'L' shaped wardrobes provide useful storage. A fully tiled FAMILY BATHROOM & UTILITY ROOM lies between both bedrooms with natural light drawn in from an obscure glazed window to the side elevation. Comprising a corner shower enclosure with modern sink and vanity, WC fitted. Opposite lies a plumbed utility with stacked white goods, inset sink to the side and a double cupboard under.

Dual aspect BEDROOM ONE is a light double room with windows to the front and rear. Built-in quadruple wardrobes

are a brilliant addition with a door to EN-SUITE BATHROOM opposite. Contemporary in style, the four piece suite offers a free standing bath, WC, hand basin and a large walk-in shower cubicle with fixed shower screen and an abundance of light entering from the frosted rear window. BEDROOM FOUR is a compact double with timber style flooring, garden facing window to the rear and opening to the fully tiled EN-SUITE SHOWER ROOM fitted with WC, pedestal wash basin and shower enclosure.

A sliding electric entrance gate leads to a driveway providing parking and access to under croft GYM and REAR STORE with timber clad walls, rubber mat flooring with glazed front doors and high level window to the side. A barn style door to the rear opens to a large store

with open shelving, lighting and power. In addition, a pedestrian gate and pathway leads to the front door with raised shrub and gravel beds and stepped access to a front sitting area. Modern glass balustrading links inside and out via sliding door access.

Gated side pathway to both sides lead to the fully landscaped rear garden with a plumbed hot and cold shower, ideal for use after a day at the beach. The rear garden has been brilliantly designed, with outdoor socialising prioritised, with a number of integrated seating areas, pergola with retractable sides and 'tilt and turn' roof, chimenea, hot tub (to be negotiated), outdoor BBQ/Kitchen with asador grill set up. Pergola and outdoor oak benches are available by separate negotiation.





Directions

From Cowbridge, travel west along the A48, at the bottom of Crack Hill turn left and proceed through the villages of Corntown and Ewenny. At the T junction turn left, signposted St Brides Major and immediately right, signposted Ogmore By Sea. Continue along this road running adjacent to the river and follow it as it enters Ogmore By Sea. Enter the village, taking the second right (after the turning to the beach car park). Turn left into Craig Yr Eos Avenue where Greystones 'No. 6' lies on your left hand side.

Tenure

Freehold

Services

Mains electricity, gas, water and drainage
 Council Tax Band F
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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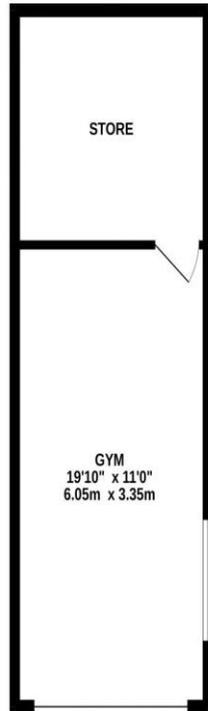


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

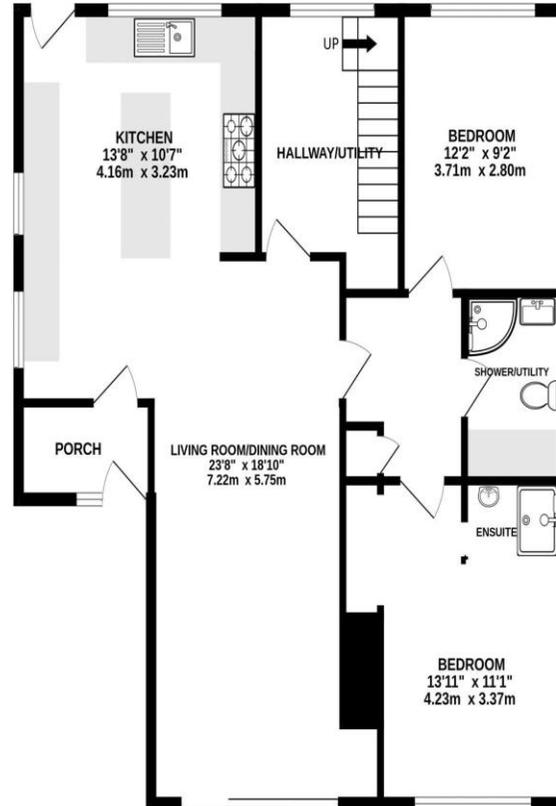
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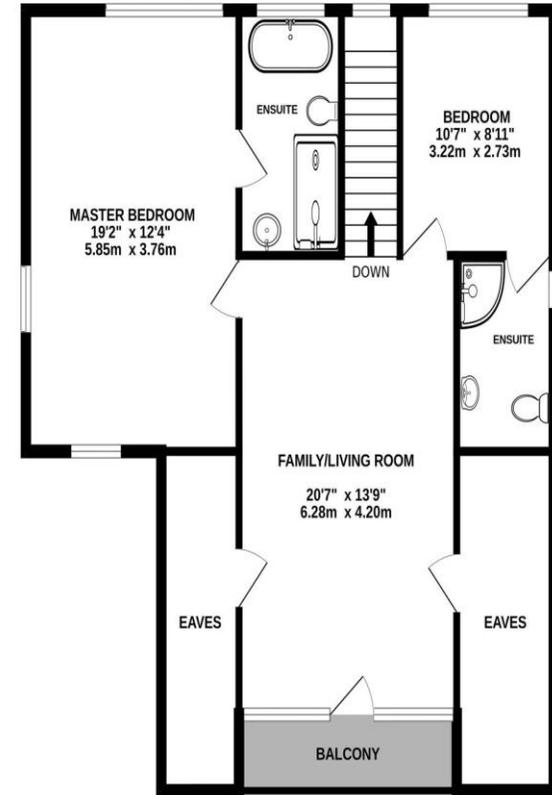
BASEMENT
329 sq.ft. (30.6 sq.m.) approx.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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