3 Craig Yr Eos Place

Ogmore-By-Sea, Bridgend, CF32 0PX

Guide Price £725,000

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An individually designed chalet style detached property located off a privately owned drive within the village of Ogmore-by-Sea enjoying wonderful elevated sea views. The accommodation has been renovated throughout and is hugely versatile briefly comprising entrance hall, spacious open plan kitchen/dining room/family room, two double bedrooms and a bathroom on the ground floor with stairs leading to an exceptional first floor room currently in use as a reception room but equally as appealing as a master suite. offering panoramic sea views with a covered balcony, shower room and store/dressing room. Outside enjoys the benefit of a detached garage with downstairs utility & WC and two first floor rooms with a Jack and Jill shower room. Further benefits include off road, driveway parking and wrap around gardens and a private patio to the side and decked terrace to the front.

Ogmore by Sea is a small coastal village located where the river Ogmore flows into the Bristol Channel and offering wonderful walks along the Heritage Coastline. Local facilities include a village store, local restaurant Iain & Hilary's by the Sea, newly opened community café, a craft shop and a church. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables who exercise on the large beach. The adjoining village of St Brides Major includes a primary school, post office and general store. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.

- Guide Price £725,000 - £750,000
- Versatile Accommodation
- Detached Garage With Utility, WC & Two First Floor Bedrooms & Shower Room
- Fully Renovated Throughout
- Cowbridge Comprehensive Catchment
- Individually Designed Detached Property
- Two/Three Bedrooms In Main House
- Wonderful Elevated Sea Views
- Open Plan Kitchen/Dining/Family Room
- EPC Rating - tbc

Accomodation

Ground Floor

Entrance Hall 19'8 x 16'8 (5.99m x 5.08m)

The property is entered via a solid front door with decorative glazed vision panels into the entrance hall. Dual aspect windows to the front and side. Two walk-in storage cupboards. Stairs to first floor with understairs storage cupboard. Tiled floor. Radiator. Loft access hatch. Ceiling spotlights. Doors to all ground floor rooms.

Kitchen 18'7 x 11'3 (5.66m x 3.43m)

Modern fitted kitchen in a sleek white gloss finish with features to include: a range of wall and base units with granite work surfaces, matching upstands and tiled splashbacks. Inset 1.5 bowl sink with swan-neck, three-in-one boiling water tap. Countertop four ring induction hob with built-in extractor fan. Inset Bosch eyeline double oven, grill and microwave. Integrated fridge-freezer behind matching decor door. Undercounter integrated dishwasher behind matching decor door. Dual aspect windows to front and side. Large-form tumbled slate tiled floor. Peninsula work surface offering breakfast bar style seating and decorative pendant light. Radiator. Ceiling spotlights. Under-cabinet and plinth lighting. Open to the dining/family room.

Dining/Family Room 18'10 x 26'10 max (5.74m x 8.18m max)

Attractive vaulted ceiling with exposed beam. Dual aspect windows on all sides with French doors opening out to one side. Sliding patio doors opening onto the further side patio terrace. Free-standing Aduro wood-burning stove with exposed flue. Four Velux ceiling windows. Continuation of flooring from the kitchen throughout the whole room. Ceiling spotlights.

Bathroom 6'6 x 8'4 (1.98m x 2.54m)

Modern fitted three-piece suite with features to include: freestanding bath with floor standing swan-neck tap and shower head attachment, corner wet room style shower with wall-mounted mains-connected shower, rainfall showerhead and folding glazed door, low-level, hidden system WC and wall-hung vanity unit containing sink with mixer tap, storage underneath and fitted mirrored cabinet above. Fully tiled walls. Tiled floor. Obscured glazed window to front. Wall-mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Bedroom 9'11 x 11'7 (3.02m x 3.53m)

Fully glazed door opening onto side decking with further window to side. Wood-effect laminate floor. Vertical radiator. Pendant ceiling light.

Bedroom 7'5 x 10'7 (2.26m x 3.23m)

Large window overlooking rear patio. Full-width fitted wardrobes with sliding doors. Wood-effect laminate floor. Vertical radiator. Pendant ceiling light.

First Floor

Living Room/Master Suite 18'7 x 24'9 (5.66m x 7.54m)

Unique and spacious room currently in use as a reception room however would also make an ideal master bedroom. Stairs from the ground floor lead into the room with an impressive open vaulted ceiling. Fully glazed picture window offers wonderful elevated sea views. Sliding patio doors opening onto balcony with glass balustrade sheltered by a vaulted overhang. Oak floorboards. Radiator. Ceiling spotlight. Doors to en-suite and dressing room.

En-suite Shower Room 8'4 x 6'7 (2.54m x 2.01m)

Modern en-suite shower room with features to include: walk-in, fully tiled shower with wall-mounted Triton electric shower and glazed screen. Low-level dual-flush WC, wall-hung wash hand basin with inset sink, waterfall mixer tap and storage underneath. Part-tiled walls. Tiled floor wall mounted vertical towel warmer. Velux window. Ceiling spotlights. Extractor fan.

Dressing Room/Store Room 8'6 x 6'7 (2.59m x 2.01m)

Range of shelving and further cupboard housing wall-mounted Ideal Logic gas combination boiler. Continuation of wood flooring. Ceiling spotlights.

Detached Garage/Annex

Ground Floor

Garage 12'0x 20'4 (3.66mx 6.20m)

Roller shutter door. Fitted worksurface with plumbing for undercounter washing machine and space for tumble dryer. Ceiling spotlights. Solid door into utility.

Utility 11'11 x 20'4 (3.63m x 6.20m)

Granite effect work surface containing inset single bowl sink with draining grooves. Plumbed for undercounter washing machine. Space for a fridge freezer. Glazed door and window onto the drive.

Tiled floor. Radiator. Ceiling spotlights. Open stairs to first floor with understairs cupboard housing Worcester combination boiler. Door to WC.

WC 3'10 x 5'5 (1.17m x 1.65m)

Low-level WC and pedestal wash-hand basin with mixer tap. Continuation of tiled floor. Ceiling spotlights. Extractor fan.

First Floor

Landing 3'5 x 3'4 (1.04m x 1.02m)

Stairs from the ground floor to the first-floor landing. Doors to the living room and bedroom.

Home Office/Bedroom 24'3 x 10'2 (7.39m x 3.10m)

Two windows overlooking the front. Wood-effect laminate floor. Radiator. Ceiling spotlights. Door through to 'Jack and Jill' shower room.

Shower Room 6'0 x 6'0 (1.83m x 1.83m)

Three piece suite with features to include: fully tiled corner shower cubicle with wall-mounted mains-connected shower and sliding doors., low-level dual-flush WC and vanity unit containing sink, mixer tap and storage underneath. Fully tiled walls. Fully tiled floor. Vertical wall-mounted towel warmer. Ceiling spotlights. Extractor fan. Solid doors to living room and bedroom.

Bedroom 21'6 x 9'10 (6.55m x 3.00m)

Spacious bedroom with two large windows overlooking the rear garden. Wood-effect laminate floor. Radiators. Ceiling spotlights. Doors from the landing and shower room.

Outside

The property is entered off Craig Yr Eos Road via a lane owned by number 3 Craig Yr Eos, onto an attractive brick-laid driveway offering off-road parking for several vehicles in front of the garage. Double gates lead to a paved side patio, also accessed from the dining/family room with outside dog shower and EV charging point. A brick-laid path wraps all the way around the back of the house to the other side with an elevated enclosed area of decking with a gate leading back round to the front. To the rear is a sloped garden laid to lawn with a meandering path leading up to a pedestrian gate at the top offering access onto Main Road. There is a variety of mature trees and pretty planted borders. Further flat parcel parcel of lawn with steps leading down to a paved terrace with access from the family room. A further gate leads onto a flat elevated parcel of decking accessed from bedroom two. The patio and decking are enclosed with fence boundaries and a pretty drystone wall boundary to the rear.

Services

All main services are connected to the property. Heating for the main house and the annex is supplied by two gas combination boilers, one housed in a cuppboard in the dressing room/sore room and the other housed in the utility of the annex. UPVC double glazing throughout.

Directions

From our offices at 65 High Street, Cowbridge, take the A48 towards Bridgend and at the bottom of Crack Hill via left heading towards to villages of Corntown and Ewenny. At the T junction, with Ewenny Garden Centre on your left hand side, turn left and then take the first right onto the B4524 (Ogmore Road). Follow this road into Ogmore By Sea and turn right onto Craig Yr Eos Road. After Y Graig apartments take the lane signposted Craig yr Eos Place and follow around until the end where number 3 is located.

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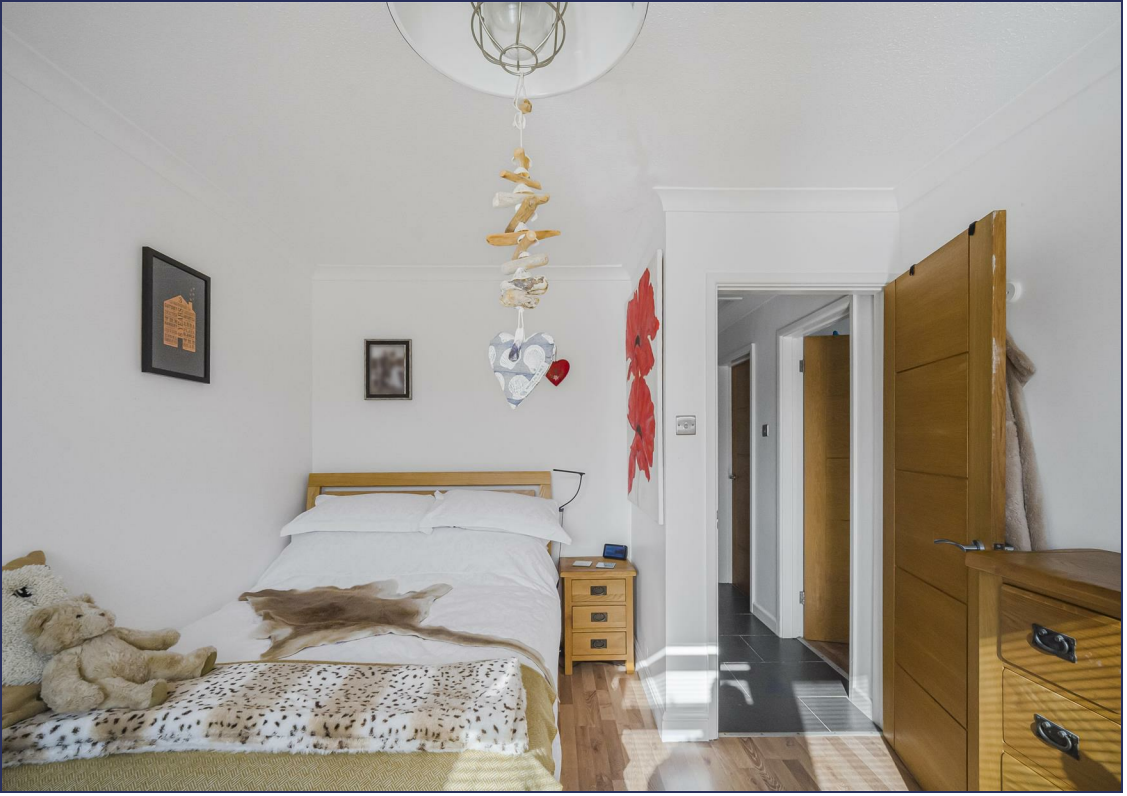

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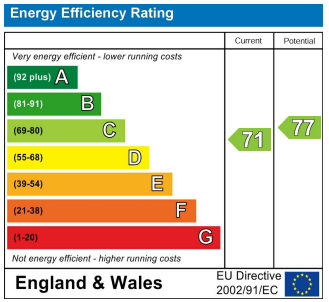
FLOOR 1

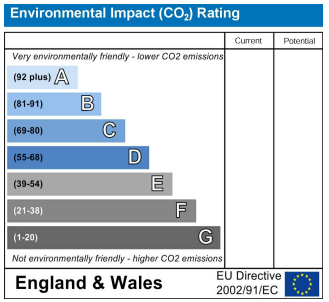
FLOOR 2

ANNEX

FLOOR 1

FLOOR 2





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