



94 Crompton Way, Ogmore-by-Sea

Bridgend

£495,000

# 94 Crompton Way

Ogmore-by-Sea, Bridgend

A modern built, stylishly presented, four double bedroom detached family home enviably located, enjoying countryside and coastal views in the highly desirable sea side village of Ogmore by Sea. Council Tax band: F

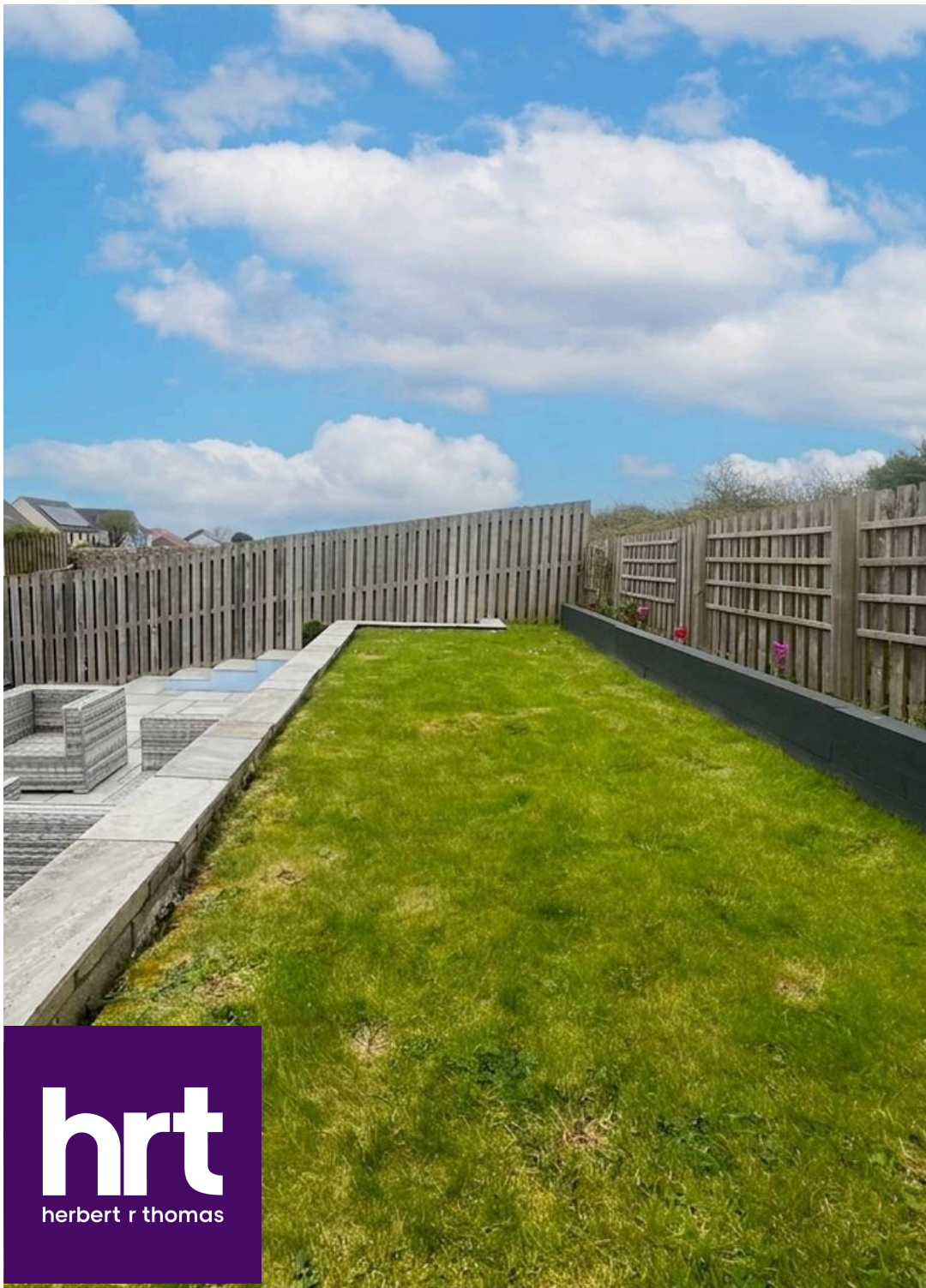
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

From Cowbridge, travel west along the A48. At the bottom of Crack Hill turn left and travel through the villages of Corntown and Ewenny. At the T-junction turn left then the first right signposted Ogmore By Sea and Southerndown. Travel into the village of Ogmore By Sea, before reaching the village shop turn left onto Hazelwood. Proceed up the hill, bearing left onto Crompton Way. Drive to the top of the hill taking the second turning left and after a short distance No.94 will be on your right hand side.



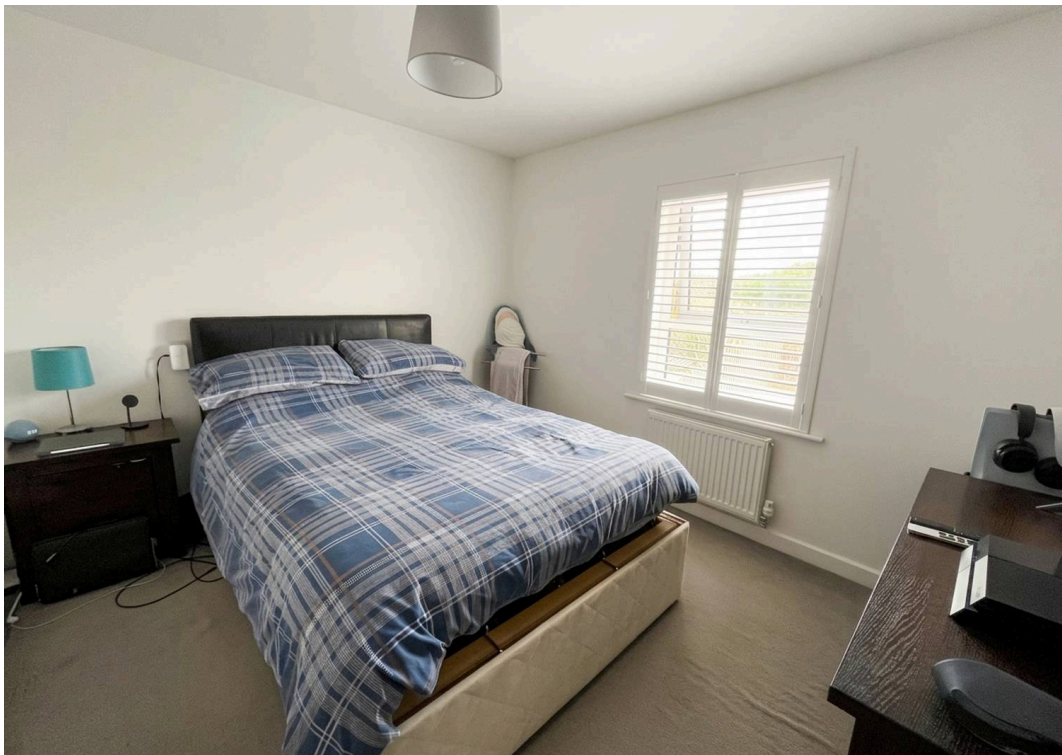
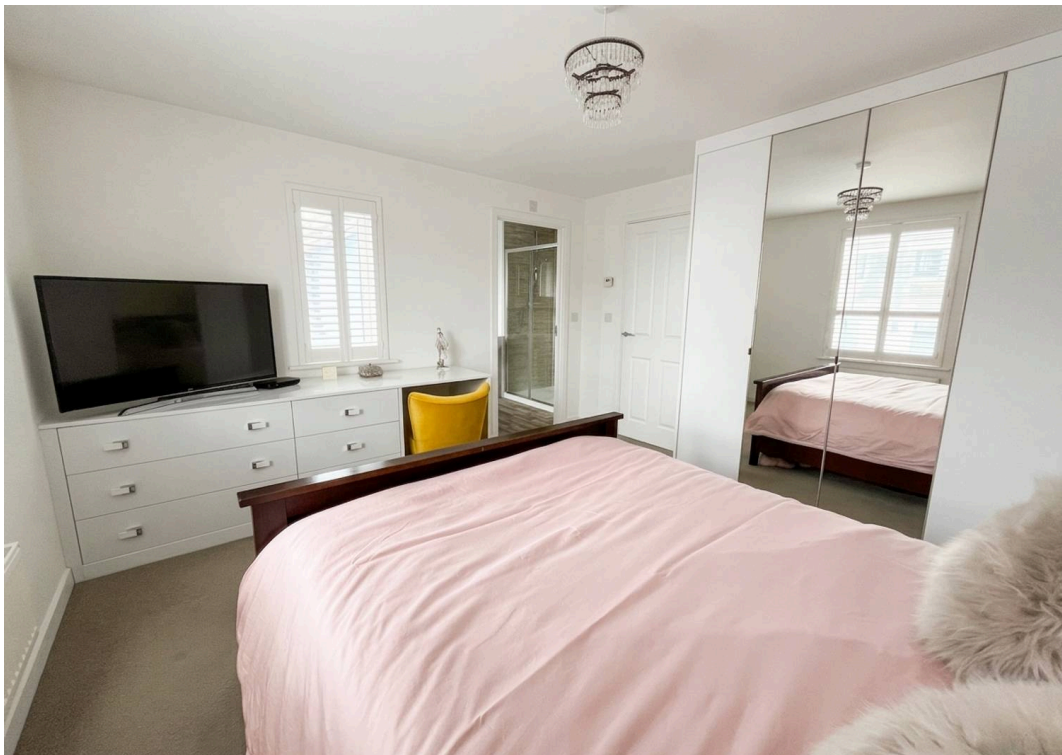


## 94 Crompton Way, Ogmore-by-Sea, Bridgend

A contemporary home with covered entrance leading into a welcoming hallway and cloakroom. To the front is a dual-aspect box-bay living room, while to the rear an impressive open-plan living/kitchen/dining space features modern fitted units, integrated appliances, and full-height glazing with French doors opening onto the garden and countryside beyond. A separate utility room provides additional storage and garden access. Upstairs, a bright galleried landing leads to four double bedrooms. The principal bedroom benefits from fitted wardrobes, partial coastal views, and an en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom.

Outside, a double-width driveway provides access to the integral garage. The fully landscaped rear garden is arranged over three tiers, including paved terraces (hot tub included) and a level lawn backing directly onto open countryside.

Set in the sought-after coastal village of Ogmore-by-Sea, with local amenities, scenic coastal walks, and excellent schooling nearby.



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