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Main Road, Ogmores-By-Sea  
offers in excess of £500,000



## About the property

Presenting to the market a property with vast potential and must be viewed internally to appreciate the scope. The accommodation briefly comprises an entrance hallway leading to a spacious lounge, where a picture window frames stunning sea views. A gas flame stove is set within an exposed stone chimney breast, complemented by visible ceiling beams and French doors opening into the conservatory, which overlooks the side garden. The dining room, also enjoying sea views, features a gas log-effect fire flanked by porthole windows and exposed brick walls, separated from the kitchen by built-in dresser units. The kitchen itself offers a range of fitted pine units, integrated Neff oven with gas hob, and space for appliances.

Two double bedrooms, both with picture windows capturing coastal vistas, offer ample storage, with one featuring an ornate cast iron fireplace. A third bedroom overlooks the rear garden, housing a Worcester gas-fired central heating boiler and airing cupboard. The fourth, a dual-aspect room, enjoys garden views and fitted wardrobes. The large family bathroom includes a white four-piece suite with marble-effect splashback panelling, while a separate shower room/WC features a mains-powered shower. A fully floored attic room with power and lighting presents exciting conversion potential, subject to the necessary permissions.

## Accommodation

### Location

The Village of 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 River 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.

### Entrance Hallway

Providing access to all ground floor rooms

### Lounge

16' 9" x 12' 8" ( 5.11m x 3.86m )  
Picture window to front with sea views. Gas flame stove set within an exposed stone chimney breast with display mantle. Visible ceiling beams. French doors flanked by windows leading to the conservatory

### Conservatory

With views of the side garden

### Dining Room

17' 5" x 10' 11" ( 5.31m x 3.33m )  
Picture window to front. Gas log effect fire flanked by porthole windows. Exposed brickwork on three walls and partitioned





from the kitchen/breakfast room by a built-in range of dresser units

### Kitchen/ Breakfast Room

12' 2" x 10' 11" ( 3.71m x 3.33m )  
Windows to side. Fitted pine base and wall-mounted units with roll-top work surfaces and splashback tiling. Integrated Neff oven with four-burner gas hob and cooker hood. Space and plumbing for dishwasher, washing machine, and fridge/freezer

### Bedroom One

12' 7" x 8' 9" ( 3.84m x 2.67m )  
Double bedroom with picture window to front enjoying sea and coastal views. Built-in wardrobe cupboard with hanging and shelf space

### Bedroom Two

10' 7" x 9' 11" ( 3.23m x 3.02m )



Double bedroom with picture window to front enjoying sea and coastal views. Ornate cast iron fireplace flanked by fitted hanging, shelf, and cupboard space

### Bedroom Three

10' 6" x 9' 3" ( 3.20m x 2.82m )  
Window to rear. Built-in cupboard housing a Worcester gas-fired central heating boiler. Additional airing cupboard space with hot water tank

### Bedroom Four

10' 6" x 9' 1" ( 3.20m x 2.77m )

### Family Bathroom

Large space with windows to rear and side. Fitted with a white four-piece suite. Marble effect splashback panelling to dado height

### Shower Room / Wc

Window to side. White three-piece suite with mains power shower within a shower cubicle



### Attic Space

Fully floored and benefits from power and lighting. Potential for conversion into additional bedroom space (subject to planning permission)

### External

Front Garden & Driveway benefits from a paved driveway with space for 2-3 vehicles. Paved pathway along the front of the property with lawn extending into a sizable side garden with stone-walling, shrubs, and trees

Detached greenhouse and prefabricated storage shed

### Garage And Rear Courtyard

Steps leading to a detached single garage with additional parking space. Small paved courtyard to the rear

### Additional Information

Council Tax Band: F

Tenure: Freehold



Services - all mains connected apart from drainage.  
Cess Pitt drainage  
Vacant possession with no upward chain

Significant potential for extension and remodeling  
(subject to planning permission)

### Agents Note

The sale of this property is subject to grant of probate.  
Please seek an update from the branch with regards to  
the potential timeframes involved.



01446 772857

enquiries@pablack.co.uk



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