



## 23 Channel View

Ogmore-By-Sea, CF32 0QB

Offers In Excess Of £650,000

HARRIS & BIRT



No onward chain. An attractive, executive, style detached property built by David Wilson Homes in 2016 and situated in the popular coastal village of Ogmores-by-Sea. Set across three floors the immaculately presented accommodation briefly comprises: entrance hall, living room, dining room, WC, kitchen/breakfast room and utility to the ground floor, first floor offers master bedroom with ensuite shower room, two double bedrooms and a bathroom with stairs leading up to the second floor offering a further two double bedrooms and a shower room. Outside enjoys the benefit of off road driveway parking, detached double garage and a landscaped garden rear, the front elevation offers wonderful sea views. Further benefits include gas central heating, uPVC double glazing throughout and NHBC Warranty remaining.

Ogmores by Sea is a small coastal village located where the river Ogmores 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.

- Executive Detached Property with no onward chain
- Wonderful Sea Views
- Three Bathrooms
- Landscaped Garden
- Cowbridge School Catchment
- Five Double Bedrooms
- Spacious Versatile Accommodation
- Detached Double Garage
- Popular Coastal Village Location
- EPC Rating - B

## Accommodation

### Ground Floor

#### Entrance Hall 6'3 x 14'11 (1.91m x 4.55m)

The property is entered via a composite door with decorative glazed panels into centralised hall. Stairs to first floor with storage cupboard. Tiled flooring. Pendant ceiling light. Radiator.

#### Living Room 11'9 x 21'8 (3.58m x 6.60m)

Decorative wood panelled feature wall with recess for flat screen TV and contemporary log effect electric fire with mood lighting. Large bay window with plantation style shutters offering sea views to the front. Double patio doors opening onto rear patio with windows either side. Fitted carpet. Radiators. Pendant ceiling lights.

#### Dining Room 10'0 x 10'5 (3.05m x 3.18m)

Large bay window with plantation style shutters overlooking front offering sea views. Fitted carpet. Radiator. Central pendant ceiling light.

#### Kitchen/Breakfast Room 16'6 x 13'5 (5.03m x 4.09m)

Modern fitted kitchen with features to include; range of wall and base units with granite worksurfaces and matching upstands. 1.5 single sink with mixer tap. Six ring gas hob with wall mounted electric extractor hood over and brick effect splash back wall. Eylene double oven and inset microwave. Space for undercounter dishwasher. Central island with matching granite worksurface, storage and overhang for breakfast bar seating. Double doors opening to rear patio. Further window to rear. Tiled flooring. Radiator. Ceiling spotlights. Two Velux windows. Door to utility room.

#### Utility Room 6'10 x 4'11 (2.08m x 1.50m)

Matching wall and base units with granite worksurfaces. Inset single bowl sink with curved mixer tap and draining grooves set into worksurface. Plumbing for undercounter washing machine. Space for undercounter tumble dryer. Cupboard housing wall mounted 'Ideal Logic' gas boiler. Part glazed door to side. Continuation of flooring from kitchen. Radiator. Pendant ceiling light.

#### WC 3'9 x 4'11 (1.14m x 1.50m)

Modern suite in white comprising low level dual flush WC. Pedestal corner wash hand basin with mixer tap. Part tiled walls. Continuation of flooring from hall. Radiator. Ceiling spotlight. Extractor fan.

### First Floor

#### Landing 6'10 x 14'9 (2.08m x 4.50m)

Fitted carpet. Radiator. Pendant ceiling light. Window with plantation style shutters overlooking the front offering sea views Cupboard housing hot water tank. Doors to all first floor rooms. Stairs leading up to second floor.

#### Master Bedroom 11'9 x 21'9 (3.58m x 6.63m)

Window with plantation style shutters offering sea views to the front. Further window to rear. Fitted wardrobes with mirrored panels. Fitted carpet. Radiators. Pendant ceiling light. Door to en suite.

#### Master En Suite 4'10 x 8'4 (1.47m x 2.54m)

Modern en suite with features to include: full width shower cubicle with sliding door and wall mounted mains connected shower with rainfall shower head and further shower head attachment. Low level dual flush WC. Vanity unit containing sink with mixer tap and storage underneath. Obscure glazed window to side. Wood effect flooring. Fully tiled walls. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 9'10 x 10'0 (3.00m x 3.05m)

Window with plantation style shutters offering sea views to front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 9'10 x 11'3 (3.00m x 3.43m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom Two 6'10 x 6'6 (2.08m x 1.98m)

Modern three piece suite with features to include; panelled bath with central mixer tap, wall mounted mains connected shower and folding screen. Pedestal wash hand basin with mixer tap. Low level dual flush WC. Obscure glazed window to rear. Wood effect flooring. Fully tiled walls. Ceiling spotlights. Wall mounted vertical towel warmer. Extractor.

### Second Floor

#### Landing 6'10 x 5'11 (2.08m x 1.80m)

Two Velux windows overlooking the rear. Fitted carpet. Pendant ceiling light. Doors to all second floor rooms.

#### Bedroom Four 13'1 x 20'11 (3.99m x 6.38m)

Window with plantation style shutters offering sea views to the front. Two Velux windows overlooking the rear. Double fitted wardrobes with mirrored panels. Fitted carpet. Radiators. Central pendant ceiling light.

#### Bedroom Five 12'0 x 8'6 (3.66m x 2.59m)

Window with plantation style shutters offering wonderful sea views to the front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom Three 8'7 x 7'7 (2.62m x 2.31m)

Modern fitted suite in white comprising shower cubicle with folding door and wall mounted mains connected shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Velux window to rear. Wood effect flooring. Fully tiled walls. Wall mounted vertical towel warmer. Ceiling spot lights. Extractor fan.

### Outside

Off road driveway parking to the front of the detached garage. Landscaped front garden laid to Cotswold chippings for ease of maintenance with decorative rope boundary and steps leading to front door. Access to the rear at the side of the garage. Spacious patio with access from the living room and the kitchen. Storage space behind garage. Steps lead up to an elevated parcel of lawn with decking beyond offering space for al fresco dining. Wall boundary to all sides.

### Detached Garage

Double garage with up and over doors. Light & power. Door to side.

### Services

All mains services are connected to the property. Gas central heating. UPVC double glazing throughout. An annual service charge of approx. £250 is payable for the upkeep of all communal areas, street lighting and road maintenance on the development. Freehold.

### 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 all the way into Ogmore By Sea. Travel through the village and pass the small selection of shops on your left. Take a left onto Sommerset view. Travel up the hill entering Channel view at the top. Follow the road in, bearing left and number 23 is directly in front of you.











GROSS INTERNAL AREA  
 FLOOR 1: 766 sq. ft, FLOOR 2: 629 sq. ft  
 FLOOR 3: 462 sq. ft, TOTAL: 1,857 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

