

40 Craig Yr Eos Road

Ogmore-By-Sea, CF32 0PH

Offers In Excess Of £575,000

HARRIS & BIRT

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A spacious, semi-detached, dormer bungalow enjoying wonderful sea views situated on a substantial corner plot and located just a short walk from the beach in the popular coastal village of Ogmore-by-Sea. This property has been modernised throughout with the coast in mind, and benefits from an impressive timber pergola to rear garden. Accommodation briefly comprises: entrance lobby, living room, snug, master bedroom, master en suite and dressing room, kitchen/dining room, bathroom, bedroom two and study/bedroom four to ground floor, stairs lead up to a study area, as well as bedroom three to first floor. The accommodation is open plan and very spacious. Outside enjoys the benefit of a spacious tiered garden with two block built storage sheds. Plenty of driveway parking.

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.







Accommodation

Ground Floor

Entrance Lobby 20'6 x 15'8 (6.25m x 4.78m)
The property is entered via wooden front door with opaque glazed vision panel. Further natural light via fixed pane double glazed windows to open entrance lobby. Staircase leading up to first floor landing. Skimmed walls. Skimmed ceiling. Oak laid flooring. Tiled entrance. Communicating doors to all ground floor rooms. Fitted radiator. Access to loft via hatch.

Living Room 15'2 x 15'3 (4.62m x 4.65m)
Good sized principal reception space with log burning stove sat on a flagstone laid hearth with open chimney. Skimmed walls. Coved and textured finished ceiling. Boarded flooring. Fitted radiator. Built in storage. Open plan through into;

Snug 10'3 x 11'9 (3.12m x 3.58m)
Situated to the front of the property with wonderful sea views. Fully double glazed sliding patio doors open out onto front garden. Full width run of open shelving fitted in a library style. Timber clad wall. Skimmed ceiling. Tiled flooring. Fitted radiator behind decorative radiator cover.

Master Suite Bedroom One 9'9 x 14'1 (2.97m x 4.29m)
Good sized double bedroom with UPVC double glazed windows to front elevation enjoying the fantastic sea views. Skimmed walls. Textured finished ceiling. Wood block parquet flooring. Attractive wood panelling timber clad walls. Doorway opens through into;

Master En Suite 7'6 x 6'4 (2.29m x 1.93m)
Three piece suite comprising walk in shower cubicle with integrated shower and shower head attachment. Wash hand basin with chrome mixer tap and vanity unit. Low level dual flush WC. Wooden boarded flooring. Tiled splashbacks. UPVC double glazed windows to side elevation. Opens through into;

Walk In Dressing Room 7'6 x 4'2 (2.29m x 1.27m)
Open shelving with plenty of hanging rails. Fully skimmed walls and ceiling. Inset ceiling light. Wooden boarded flooring.

Kitchen/Dining Room 11'5 x 25'1 max (3.48m x 7.65m max)
An attractive 'heart of the home' open plan kitchen/dining room. Double height comprising a range of natural UPVC double glazed Velux windows set into eaves. Range of wooden double glazed windows to rear elevation. Wooden fully glazed patio doors opening out onto rear patio laid terrace. Comprises a shaker style fitted kitchen with a range of fitted base units set under an oak laid worksurface. Features including Belling free standing cooker and hob. Gas four ring hob and underset double oven with stainless steel extractor unit over. Tiled splashbacks. Further features include chrome sink and drainer. Fitted island with overhanging breakfast bar. Fully skimmed walls and ceiling. Oak laid flooring. Fitted radiator. Opens through into;

Utility Room 8'3 x 6'9 (2.51m x 2.06m)
Attractive oak door to side elevation allowing access to utility space. Inset glazed vision panel. Skimmed walls and ceiling. Tiled flooring. Worcester gas combination boiler housed to wall. Range of opening shelving. Plenty of space for washing machine/ tumble dryer, fridge/freezer etc.

Bedroom Two 9'0 x 12'7 (2.74m x 3.84m)
Another good sized double bedroom with wooden glazed windows to front and side elevation. Fully skimmed walls and ceiling. Oak laid flooring.

Bedroom Four 7'2 x 10'11 (2.18m x 3.33m)
An adaptable space currently in use as a store room but could easily double as fourth bedroom or study if necessary. UPVC double glazed window to side. Skimmed walls. Textured finished ceiling. Wood laid flooring. Fitted radiator.

Bathroom 10'7 x 10'0 (3.23m x 3.05m)
Four piece suite in white comprising free standing roll top bath sat into a wooden pelmet with chrome mid mixer tap and shower head fitment. Oversized walk in shower cubicle with integrated chrome shower and shower head attachment. Low level dual flush WC. Freestanding wash hand basin with chrome mixer tap set on a wooden vanity. Tiled splashbacks. Skimmed walls and ceiling. Inset chrome LED spotlighting. Tiled flooring. Wooden opaque glazed window to rear elevation. Wall mounted chrome heated towel rail. Extractor fan.

First Floor

Study Area 18'0 x 12'7 (5.49m x 3.84m)
Accessed via a fully carpeted staircase to an open landing. Useful as study area if necessary. Inset double glazed Velux window set into eaves. Skimmed walls and ceiling. Inset LED spotlighting. Oak laid flooring. Ledged and braced door into bedroom three.

Bedroom Three 18'0 x 13'7 (5.49m x 4.14m)
An excellent sized double bedroom set into eaves. Natural light via two wooden double glazed Velux windows. Fully skimmed walls and ceiling. Inset chrome LED spotlighting. Oak laid flooring. Fitted radiator.

Outside

Gardens & Grounds
The property is accessed to a private corner plot from Craig Yr Eos Road. Off road parking for numerous vehicles to a crushed slate driveway. Steps lead up to a crushed slate terrace to front. L-shaped bench seating and high level beds and boarders. Made private via high level hedge rows to all boundaries. The property has good sized pedestrian side access that leads through to rear garden. Well landscaped and comprises and al fresco dining terrace. Patio laid dining terrace to rear stepping up to a lawned parcel. Further patio laid terrace. Leading through to attractive shack timber framed pergola. Provides an excellent outside entertaining space. The property is made private via bamboo hedgerow, Walled garden and mature shrubbery. Two block built storage sheds to fornt and back (10ft x 6ft).

Services
The property is serviced via mains gas, electric, water and drainage. Metered water.

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. Follow the road down, past Craig Yr Eos Avenue and turn left. The property will be on your left on the corner with a Harris & Birt board outside.





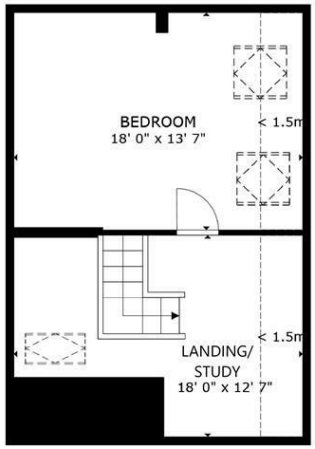








FLOOR 1



FLOOR 2

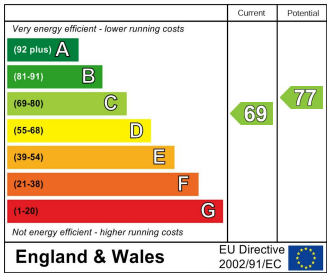
HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

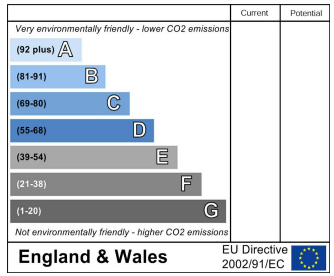
GROSS INTERNAL AREA
FLOOR 1 1,512 sq.ft. FLOOR 2 406 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 69 sq.ft.
TOTAL : 1,918 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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