



**hrt**

herbert r thomas

1 Channel View, Ogmore-By-Sea, CF32 0QB

Vale of Glamorgan

£715,000

# 1 Channel View

This spacious five/six-bedroom modern executive family home, built by David Wilson, is set in an elevated position and enjoys stunning panoramic sea and coastal views to the front.

Council Tax band: G

Tenure: Freehold

- Detached five/six-bedroom David Wilson-built executive family home
- Elevated position enjoying outstanding panoramic sea and coastal views
- Well-proportioned living and bedroom accommodation, presented to a high standard
- Lounge, sitting room, and open-plan kitchen/dining room
- Utility room and ground floor cloakroom
- Four bedrooms and family bathroom to the first floor, with bedroom two benefiting from an en-suite bathroom and balcony
- Galleried landing with study area and two further bedrooms to the second floor, with bedroom one featuring an en-suite shower room
- Landscaped gardens to the front and rear
- Off-road parking and detached double garage
- Viewing highly recommended



This spacious five/six-bedroom detached executive family home occupies an enviable elevated position within Ogmores-by-Sea, enjoying panoramic sea and coastal views to the front.

Built by David Wilson Homes, this well-designed property offers generously proportioned living and bedroom accommodation, ideal for a large or growing family.

The well-presented accommodation comprises an **ENTRANCE HALLWAY** with built-in storage, stairs to the first floor, and doors leading to the principal living areas. Double doors open into a triple-aspect **LOUNGE**, featuring French doors that lead out to the rear garden.

The **SITTING ROOM** benefits from a front-facing window with delightful sea views. The heart of the home is the impressive open-plan **KITCHEN/DINING ROOM**, boasting a box bay window to the front with stunning coastal views, as well as French doors flanked by windows providing access to, and views over, the rear garden. The kitchen is fitted with an extensive range of high-gloss white base, wall-mounted, and island units, alongside integrated appliances including a double oven, gas hob, dishwasher, and fridge/freezer. A stable-style door leads into the **UTILITY ROOM**, which continues the same cabinetry and provides space and plumbing for white goods, along with a pedestrian door to the rear garden.

Completing the ground floor is a **CLOAKROOM** fitted with a white two-piece suite.

The **FIRST-FLOOR LANDING**, featuring a front-facing window and stairs rising to the second floor, includes built-in storage and an airing cupboard and gives access to four bedrooms. **BEDROOM TWO** is a generous dual-aspect double room with fitted wardrobes and French doors leading onto a balcony. This room also benefits from an **EN-SUITE BATHROOM** with a white four-piece suite, including a double-ended bath and separate double shower enclosure.

**BEDROOMS THREE AND FIVE** are positioned to the front, both enjoying sea views, with bedroom three also featuring built-in wardrobes. **BEDROOM FOUR** is a comfortable double bedroom overlooking the rear garden.

The **FAMILY BATHROOM** is fitted with a white suite, including a panelled bath and a fully tiled shower enclosure.

The spacious second-floor **GALLERIED LANDING**, with a side window and front skylight, is currently utilised as a home office. This level offers excellent potential to create a luxurious principal suite. **BEDROOM ONE** is an impressive space, featuring skylights to both the front and rear, along with an **EN-SUITE SHOWER ROOM**. **BEDROOM SIX**, previously used as a dressing room to bedroom one, comfortably accommodates a double bed and includes built-in wardrobe storage.

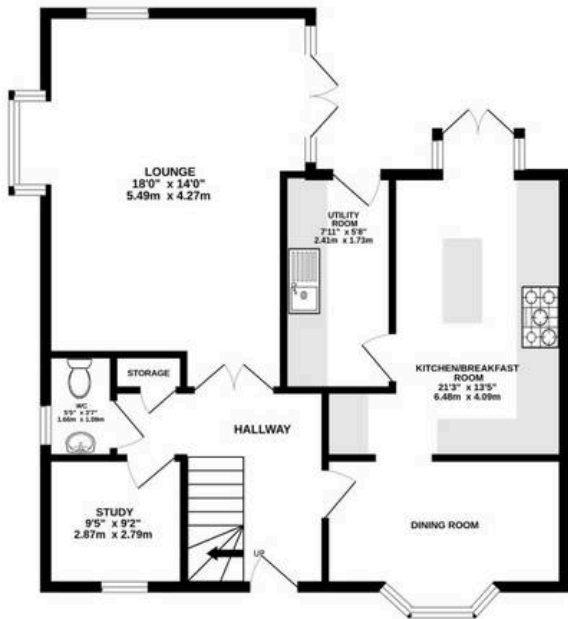
Externally, the front of the property features a low-maintenance, paved and decorative pebble forecourt garden, perfectly positioned to enjoy the exceptional views.

To the side, a driveway provides parking for several vehicles and leads to a detached double **GARAGE**, which is equipped with power, lighting, and two up-and-over doors.

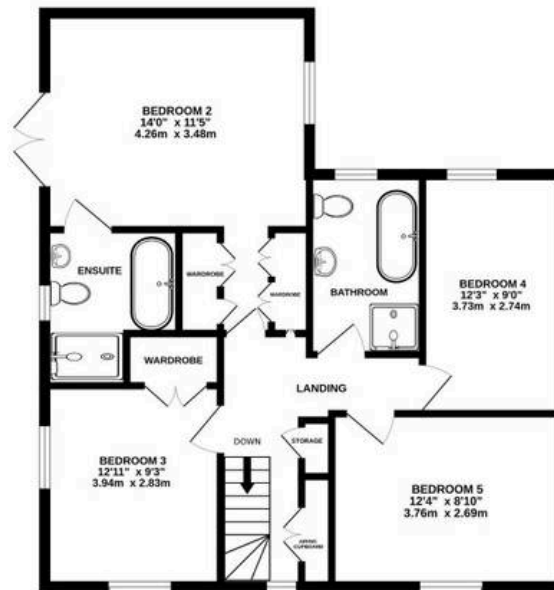
The rear of the property offers an enclosed, landscaped garden. A paved patio extends from the house onto a lawn bordered by high walls and timber fencing. To the rear of the garage, there is a substantial paved entertaining area, ideal for outdoor dining and gatherings.



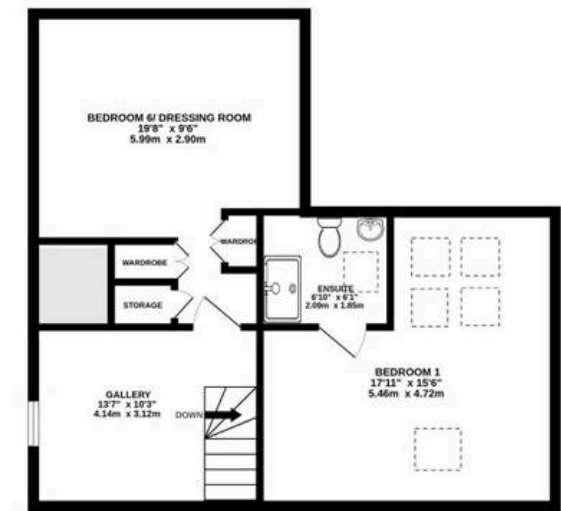
GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • [cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com) • [www.hrt.uk.com/](http://www.hrt.uk.com/)



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