

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

36 Craig Yr Eos Road, Ogmore-By-Sea

£565,000

36 Craig Yr Eos Road

A stylish and beautifully presented four bedroom semi-detached property, enjoying fantastic sea and coastal views to front just a short walk from the beach.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Stylishly presented four bedroom family home.
- Renovated and extended by the current owners.
- High-quality finish throughout.
- Flexible living and bedroom accommodation.
- Ample off-road parking and landscape gardens to front.
- Enclosed landscape gardens to rear with storage shed and Scandinavian barbecue hut.
- For reaching sea and coastal views to front.
- Sold with vacant possession and no upward chain.
- Viewings highly recommended.

From Cowbridge travel West along the A48. At the bottom of Crack Hill, Turn left and proceed through the villages of Corntown and Ewenny. At the T junction turn left Then immediately right and follow this road into Ogmore-By-Sea. Proceed along Main road, At the brow of the Hill turn right. Take the second left-hand turning onto Craig-Yr-Eos Road where number 36 will be found on the left-hand side.

what3words: depth.halt.devotion







This beautifully presented semi-detached property has been extended and fully refurbished by the current owners.

It offers flexible living and bedroom accommodation stylishly presented to an extremely high standard throughout. The property is situated just a short walk from the beach, On a non-through road and enjoys panoramic sea and coastal Views to front. An internal viewing of this property is highly recommended. The property is sold with the added advantage of vacant possession and no upward chain.

The accommodation briefly comprises: an entrance **HALL** with natural stone tiled floors, which is open plan to the **LOUNGE**. The room has floor to ceiling patio doors and window to front aspect enjoying the sea views with fitted plantation shutters. Within the lounge is a woodburning stove sat on a Flagstone half and painted floorboards.

The hub of the house is the open plan **KITCHEN/BREAKFAST/LIVING ROOM**. This light and airy aspect room, including picture window to front enjoying sea views with plantation shutters fitted, has a continuation of the same tile flooring as the entrance hall. Within the kitchen is a fitted range of powder coat grey shaker style base and wall mounted units with marble works surfaces extending to a breakfast bar. Space and plumbing for range cooker, dishwasher and fridge/freezer. Door into shelved pantry cupboard. Stairs to 1st floor with under-stairs cloak storage cupboard and further linen storage cupboard.

Glazed French tools the rear of the kitchen lead into the **CONSERVATORY** extension. This generous reception room with floor to ceiling windows and glazed pitch roof give access and views into the rear garden. It has a continuation of the same tile flooring as the kitchen plus central heating fitted making this a usable room throughout the year. Off the conservatory is a useful **UTILITY ROOM** with window to rear and glazed pedestrian door side. It has a fitted range of units. Space and plumbing for washing machine and tumble dryer. A larger unit houses a backseat gas fire central heating boiler.

The ground floor bedroom **BEDROOM THREE** is a comfortable double bedroom with window to rear with views into the garden. A feature cast-iron Victorian fireplace with ceramic tile. Painted floorboards and fitted picture rail. Finally on the ground floor is a **WET ROOM/WC**. Within the wet room is a fitted rainfall and handset shower. With fully tiled floor and extensive tiling to walls, the room houses a sink unit with waterfall tap over plus low-level WC with hidden cistern.

To the first floor are three further bedrooms and a family bathroom.

The **PRINCIPAL BEDROOM** is due aspect with window to side plus a glazed Apex window to front which enjoy sea and coastal views. The bedroom has a high-pitched ceiling. The bedroom benefits from a **DRESSING ROOM** with window to rear it has space for wardrobe and bedroom furniture. This room lies adjacent to the family bathroom, with plumbing nearby, this room could be converted to an en-suite.

BEDROOM TWO is also a comfortable double bedroom with window to front enjoying far reaching westly views over Porthcawl and beyond. **BEDROOM FOUR** is a single bedroom with window to rear currently used as a home office.

The **FAMILY BATHROOM** house is a white three-piece suite including a double ended panel bath with rainfall and handset showers over full splashback tiling to walls above. Low-level WC and wash and basin with storage below.

Outside:

To the front of the property is off-road parking on a private driveway with space for two vehicle vehicles. A detached **GARAGE/WORKSHOP** benefits from power and lighting and houses an **EV CHARGING POINT**. Adjacent to the driveway is a lawn garden with well stocked shrub and flower borders. Steps from the driveway lead to an Indian sandstone laid patio which enjoys sea and coastal views and gives access to the property.

A gated site pathway leads into the enclosed landscape rear garden. An Indian sandstone laid patio extends via steps to a lawn garden with featured garden ponds and well stopped mature shrub and flower borders. Further steps lead to a large deck sitting area housing a attached garden shed plus a Scandinavian barbecue house which will remain.





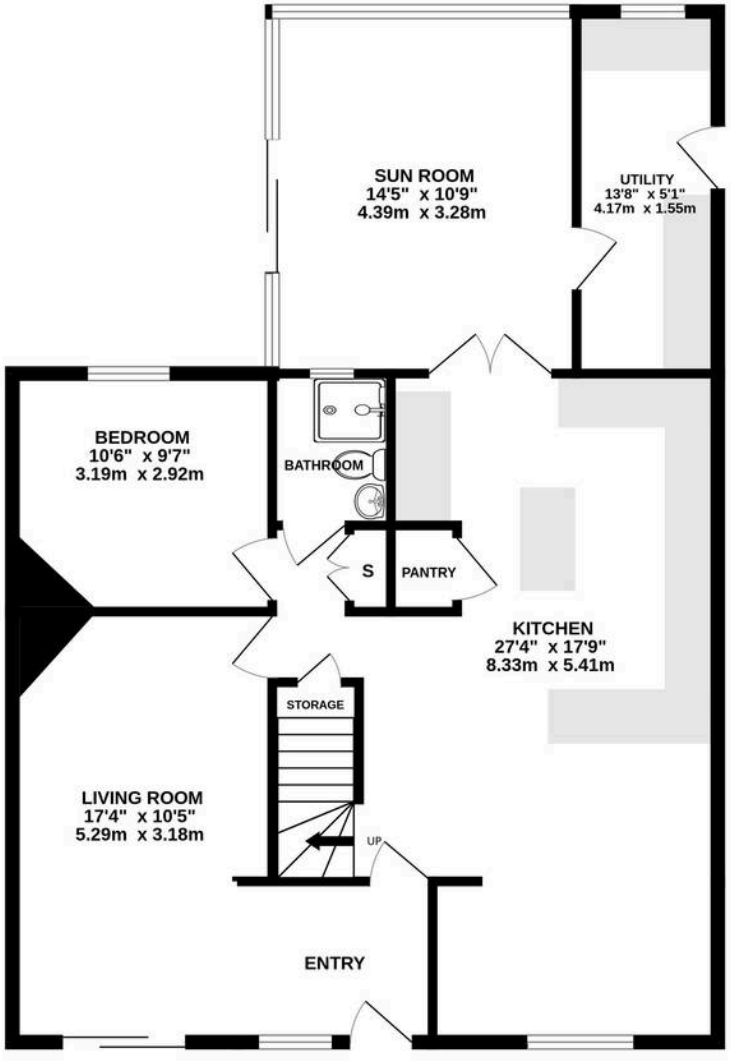


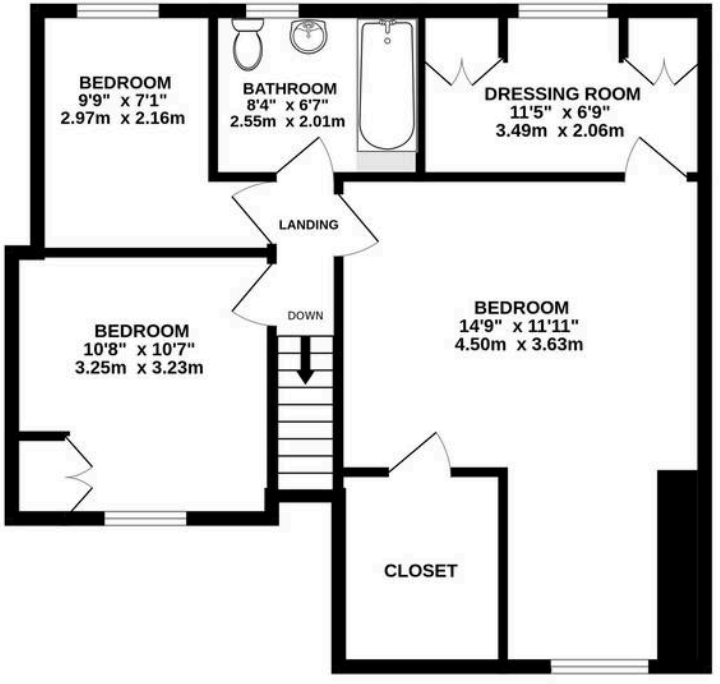




GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.





TOTAL FLOOR AREA : 1653 sq.ft. (153.5 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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