



## Somerset View, Ogmore By Sea

**guide price £450,000 -£475,000**

- GUIDE PRICE £450,000 -£475,000
- Individually styled, upside-down home featuring 3 bedrooms, an ensuite bathroom, separate shower room, and a garden-level utility room
- Spacious open-plan kitchen/living/dining area with wood-burning stove, bi-folding doors, Juliet balconies, and panoramic sea views across the Bristol Channel.
- Beautifully landscaped rear lifestyle garden, attached garage, driveway for 3 cars, and scope to extend (subject to planning).
- Just minutes from the Coastal Path, Heritage Coastline, Ogmore and Southerndown beaches, excellent schools, transport links, and local amenities.





## About the property

This distinctive seaside property offers an alternative and modern lifestyle near the stunning Heritage Coastline. The ground floor features an entrance hallway, three bedrooms (including one with an ensuite bath and shower), a shower room, cloakroom, and a garden kitchen/utility room with access to the rear.

Upstairs, the spacious, light-filled open-plan living area maximises the spectacular views, with bi-folding doors opening to Juliet balconies. A feature wood-burning stove adds warmth and character to this impressive space.

Externally, the property has recently been repainted with weather proof paint. The rear garden has been fully landscaped to create a private, low-maintenance outdoor area ideal for entertaining and relaxation. To the front there is also a lawned garden, a driveway for multiple vehicles and an attached garage.



### **Entrance Hall**

Entered via UPVC double glazed front door, doors leading to three bedrooms, shower room and opening to utility room. radiator, wood flooring, stairs leading to the first floor.

### **Cloakroom**

UPVC double glazed obscured window to side, WC, wash hand basin with tiled splash back, radiator, tiled floor.

### **Bedroom One**

13' 11" (max) x 11' 10" ( 4.24m (max) x 3.61m )  
UPVC double glazed French doors overlooking the front garden and UPVC double glazed windows, upright radiator, door to ensuite, radiator.

### **En Suite Bathroom**

recently installed UPVC double glazed window to side, partially panelled walls and bath, shower cubicle with tiled surround, push button WC, wash hand basin, ladder style radiator, tiled flooring.

### **Bedroom Two**

11' 10" x 8' 8" ( 3.61m x 2.64m )  
A further double room with UPVC double glazed window to rear overlooking the rear garden, radiator, carpeted.

### **Bedroom Three**

9' 10" x 7' 9" ( 3.00m x 2.36m )  
UPVC double glazed French doors overlooking the rear garden, recess with hanging rail, radiator, wood flooring.

### **Shower Room**

Shower cubicle, wash hand basin, tiled walls and floor, chrome ladder style radiator.

### **Utility Room**

10' 11" x 2' 11" ( 3.33m x 0.89m )  
Units to base and wall height, space and plumbing for a washing machine, space for a freezer, worktop inset with stainless steel sink and drainer, tiled splash back, UPVC double glazed window overlooking the rear garden, UPVC double glazed obscured door leading to the rear garden, radiator, tiled flooring.

### **Kitchen/Dining/Living Room**

23' 4" (Max) x 22' 2" ( 7.11m (Max) x 6.76m )  
Fantastic open plan living space with far reaching sea views over the Bristol Channel and to Porthcawl and Swansea Bay.

### **Kitchen Area**

UPVC double glazed window overlooking the rear garden, units to base height, wooden worktop inset with sink and drainer, tiled splash back, space for range cooker with extractor hood over, integrated dishwasher, integrated fridge/freezer, wood floor.

### **Dining Area**

UPVC double glazed bi fold doors with glazed Juliette balcony, fantastic sea views, continuation of wood floor, radiator.

### **Living Room Area**

UPVC double glazed French doors with glazed Juliette balcony, fantastic sea views, continuation of wood floor, log burner, UPVC double glazed window to side.

### **Front Garden**

Mostly laid to lawn with flower beds, log store, fencing and walls to boundary, driveway for multiple cars, access to garage via up and over door, pathway to the rear of the property.

### **Rear Garden**

Landscaped tiered rear garden with decked and patio seating areas and space for a hot tub, glass balustrade, walls and fencing to boundaries, access to storage shed and garage.

### **Garage**

Accessed via up and over door to the front and door from the rear garden. Power and lighting, UPVC double glazed window to the rear.

01446 772857

enquiries@pablack.co.uk

## Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

