



hrt
herbert r thomas

4 Brig Y Don Hill, Ogmore-By-Sea

Bridgend

£430,000

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Ogmore-By-Sea, Bridgend

Detached 3-bedroom bungalow in a sought-after coastal location with stunning sea views. Requiring modernisation, but with huge potential to improve and extend (STPP), plus garage, driveway and gardens

Council Tax band: E

Tenure: Freehold

- Detached 3-bedroom bungalow in a sought-after coastal position on Brig Y Don Hill, Ogmore-by-Sea
- Stunning sea views from the property
- Spacious living accommodation, including a living room and separate dining room
- Conservatory with full-length glazing and sliding patio doors overlooking the garden
- Three bedrooms, including a versatile third bedroom/study with en-suite cloakroom and separate bathroom
- Large, principally lawned front garden with mature shrubs. Lawned and paved rear garden
- Extensive driveway parking and single garage with up-and-over door
- Substantial basement area incorporating a utility room, workshop, and storage space



A detached 3 bedroom bungalow in an excellent coastal position with stunning sea views, in need of general modernisation but offering huge potential to modernise, improve and extend (subject to planning permission).

Double glazed entrance door to a small **PORCHWAY** with glazed internal door to the **KITCHEN**. Fitted with a range of oak-fronted base and wall cupboards with roll-edge work surfaces, integrated single oven, gas hob and extractor hood, with spaces for fridge, freezer and dishwasher. Double glazed windows to the front and side elevations and ceramic tiled floor. Glazed door to the dining room.

Spacious **DINING ROOM** with solid timber flooring and door to the **LIVING ROOM**, which benefits from matching timber flooring, a double glazed window to the rear and a carved timber fireplace surround and mantel. Double doors lead from the dining room to the rear **CONSERVATORY** with full-length glazed windows, sliding patio doors, tiled floor and polycarbonate roof, enjoying sea views.

Bedroom wing with an internal hall, loft hatch and access to a large attic space.

BEDROOM ONE is a double room with stripped floorboards and a double glazed window to the rear elevation.

BEDROOM TWO is a double bedroom with built-in wardrobes and an aspect overlooking the large front garden.

BEDROOM THREE is currently used as a study and has a double glazed window to the front elevation and a door to an **EN-SUITE CLOAKROOM** containing a white low-level Saniflo WC and wall-mounted wash hand basin.

BATHROOM comprising low-level WC, pedestal wash hand basin and panel bath with electric shower over. Frosted double glazed window.

Outside, there is a deep, principally lawned front garden with mature shrubbery. Brick-pillared wrought iron gates lead to a lengthy tarmacadam driveway providing excellent parking and access to the **SINGLE GARAGE** with up-and-over door.

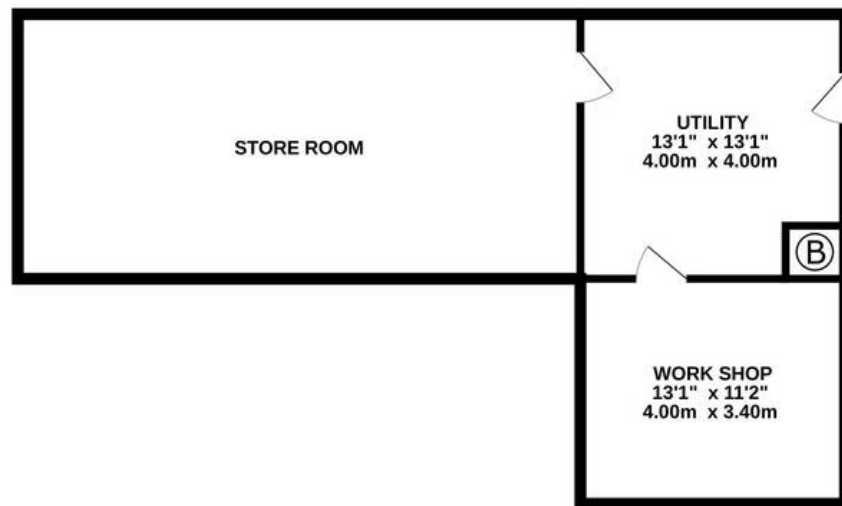
A stepped pathway leads from the driveway to the rear garden, which includes a paved patio area, storage shed and steps down to a lawn with fruit trees, greenhouse and mature shrubbery.

A substantial basement area incorporates a **UTILITY ROOM** with space and plumbing for a washing machine and tumble dryer, together with a wall-mounted mains gas combination boiler (serviced in 2026). Further access leads to a **WORKSHOP** and separate **STORAGE AREA**, both with limited headroom.

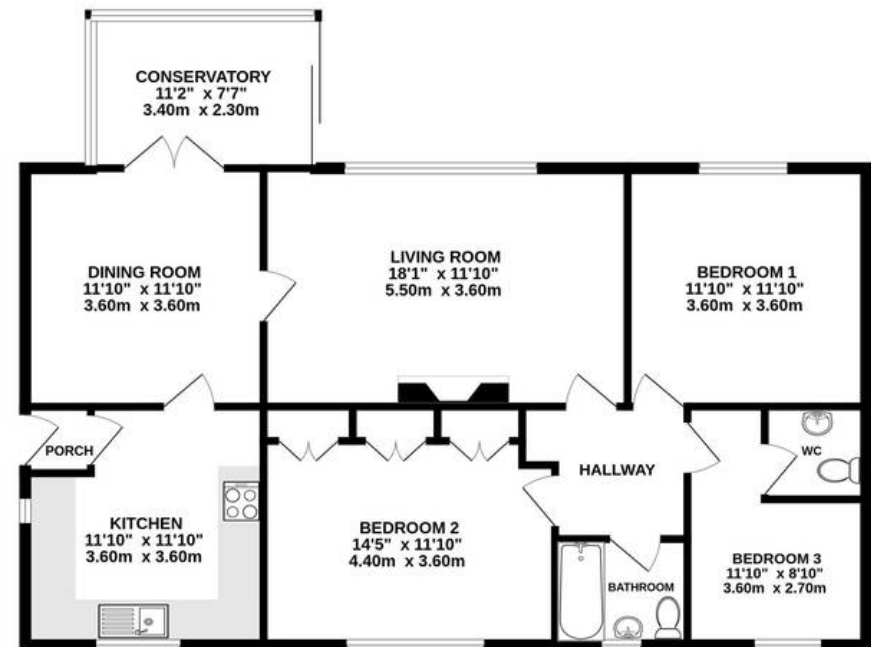




BASEMENT
683 sq.ft. (63.5 sq.m.) approx.



GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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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