



29 Channel View, Ogmore-By-Sea

Bridgend

Offers Over £730,000

29 Channel View

Ogmore-By-Sea, Bridgend

Substantial five-bedroom, four-bathroom executive home with panoramic coastal and countryside views

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Executive five double-bedroom detached family home
- Four bathrooms, including two en suites and a Jack & Jill shower room
- Open-plan layout with bright, connected living spaces
- Landscaped gardens with far-reaching countryside and coastal views
- Detached double garage and private driveway
- Modern cul-de-sac in the sought-after Ogmore-by-Sea village
- Close proximity to Hardy's Bay, shop, and restaurant
- Convenient access to Southerndown and Ogmore beaches and heritage coastal paths
- Approximately 7 miles from Junction 36 of the M4 | 22 miles from Cardiff | 16 miles from Cardiff Airport
- No Ongoing Chain



For sale with no ongoing chain, Herbert R Thomas are delighted to present to the market this impressive five-bedroom detached home, built by David Wilson Homes in 2016 and occupying an elevated position within a cul-de-sac location in Ogmore-by-Sea. Designed for modern family living, the property offers generous proportions, a flexible layout, and beautiful coastal and countryside views.

The accommodation is arranged over three floors, beginning with a welcoming hallway featuring a centrally located staircase and doorways leading to the lower floor accommodation.

The ground floor includes a study/sitting room, cloakroom, and a large lounge leading into a trio of interlinked open-plan reception areas a dining room, garden room, and a modern kitchen/breakfast room with access to the landscaped rear garden. The kitchen is fitted with integrated appliances including a double oven, dishwasher, fridge freezer, and six-ring gas hob with extractor. A separate utility room provides additional storage and plumbing for appliances, with side access.

The first floor is centred around a galleried landing with French doors opening onto a balcony that enjoys sweeping views across the coastline and surrounding countryside. The principal bedroom is a generous space, which is open-plan into a dressing area with fitted wardrobes, and gives access to a contemporary en suite with bath and double shower. Two further double bedrooms share a Jack and Jill shower room.

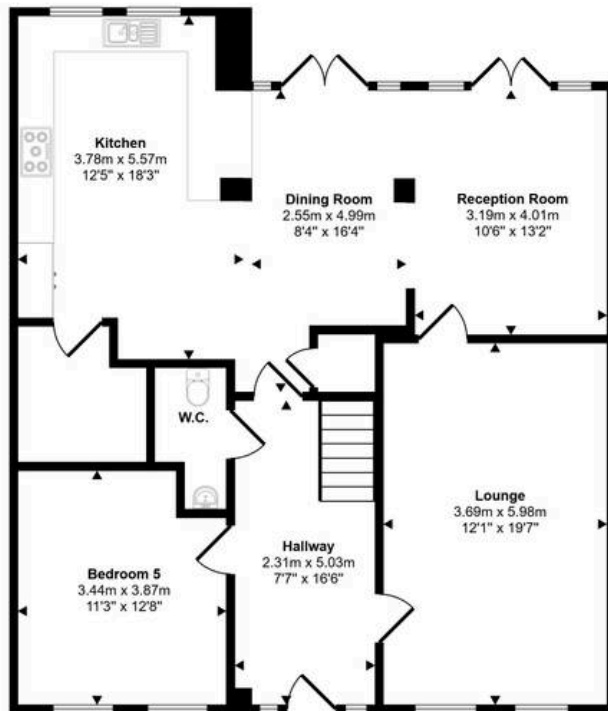
The top floor provides two additional double bedrooms, one benefitting from its own en suite and the other served by a family bathroom. Both rear bedrooms enjoy elevated views extending across the Severn Channel to the north of Devon.

Externally, the property is set within landscaped, low-maintenance gardens designed for outdoor entertaining, featuring composite decking and tiled patio areas backing directly onto fields, with further views over the impressive heritage coast.



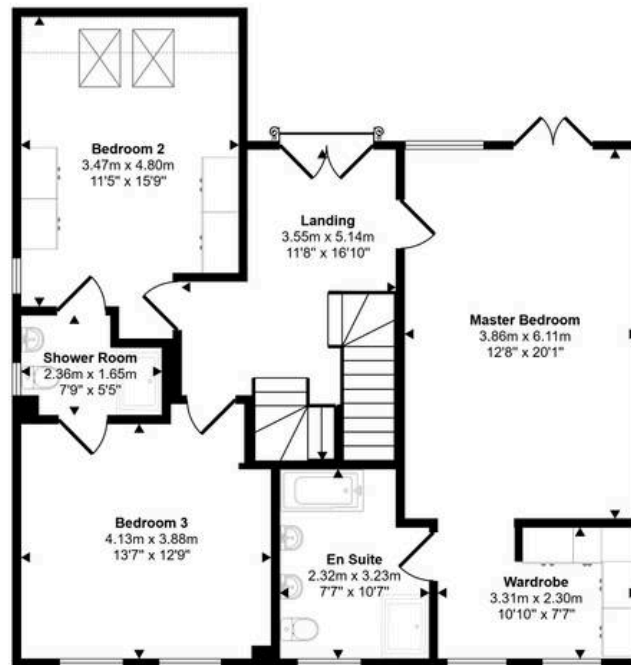


Approx Gross Internal Area
261 sq m / 2810 sq ft

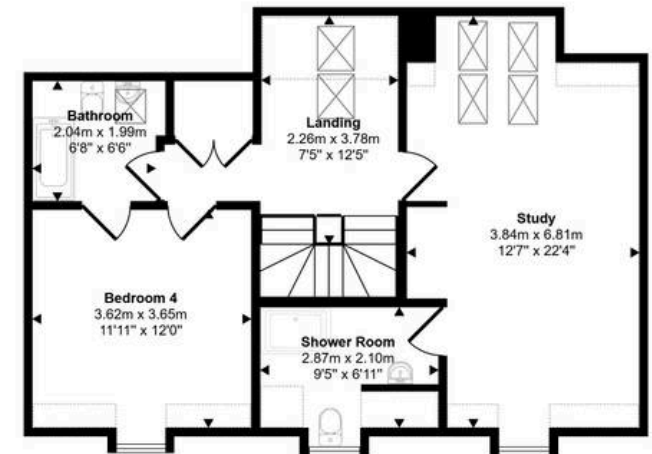


Ground Floor
Approx 104 sq m / 1118 sq ft

Denotes head height below 1.5m



First Floor
Approx 93 sq m / 1004 sq ft



Second Floor
Approx 64 sq m / 689 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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