90 Crompton Way

Ogmore-By-Sea, CF32 0QF

Price £625,000

HARRIS & BIRT

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An attractive three storey, five bedroom detached property situated in the popular coastal village of Ogmore-by-Sea. The immaculately presented accommodation briefly comprises: entrance hall, living room, dining room, WC, kitchen breakfast room and utility to the ground floor, first floor offers, master bedroom with ensuite shower room, two double bedrooms and a bathroom with stairs leading up to the second floor offering a further two double bedrooms, one in use as a dressing room, and a shower room. The property enjoys wonderful open countryside views to the rear and sea views to the front. Driveway parking leads to a detached double garage and there are landscaped gardens to the front and rear. Further benefits include gas central heating, uPVC double glazing throughout and four years NHBC warranty remaining.

Ogmore by Sea is a small coastal village located where the river Ogmore flows into the Bristol Channel and offering wonderful walks along the Heritage Coastline. Local facilities include a village store, local restaurant Iain & Hilarys by the Sea, newly opened community cafe, a craft shop and a church. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables who exercise on the large beach. The adjoining village of St Brides Major includes a primary school, post office and general store. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.

- Attractive Detached Property
- Five Double Bedrooms
- Detached Double Garage
- Within Walking Distance To The Beach
- 4 Years NHBC Warranty Remaining
- Versatile Three Storey Living
- Immaculately Presented
- Outstanding Countryside & Sea Views
- Cowbridge School Catchment
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 6'8 x 15'6 (2.03m x 4.72m)
The property is entered via composite front door with decorative glazed panels into main hall. Herringbone wood effect vinyl flooring. Under stairs storage cupboard. Pendant ceiling light. Radiator. Stairs to first floor.

Dining Room 10'2 x 13'11 (3.10m x 4.24m)
Large Bay window overlooking front. Carpet flooring. Pendant ceiling light. Radiator.

Living Room 11'8 x 24'10 (3.56m x 7.57m)
French doors with side glazed panels opening out to rear patio . Large Bay window overlooking front. Carpet flooring. Pendant ceiling light. Radiators.

WC
Two piece suite comprising low level dual flush WC and pedestal wash hand basin with mixer tap and tiled splash backs. Continuation of flooring from hallway. Radiator. Pendant ceiling light. Extractor fan.

Kitchen/ Diner 17'2 x 13'9 (5.23m x 4.19m)
Modern fitted kitchen with features to include: range of wall and base units with wood effect laminate worktops and matching upstands. Inset 1.5 bowl sink with hot and cold taps and draining grooves. Inset Six ring gas hob with stainless steel splash back and extractor hood over. Eyeline inset oven and grill. Under counter integrated dishwasher with matching decor panel. Under counter integrated fridge with matching decor panel. Under counter integrated freezer with matching decor panel. Window overlooking rear garden. Two Velux windows. French doors opening onto rear patio. Space for table and chairs. Continuation of flooring from hallway. Radiator. Ceiling spotlights. Door to utility room.

Utility Room 6'6 x 5'1 (1.98m x 1.55m)
Range of wall and base units with wood effect laminate worktops. Plumbed for under counter washing machine. Space for under counter tumble dryer. Cupboard housing Ideal Logic gas boiler. Composite door with obscure glazed panel opening onto side driveway Continuation of flooring from kitchen. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 6'6 x 15'0 (1.98m x 4.57m)
Carpet stairs from ground floor hall to first floor landing. Large window over looking front offering sea views. Cupboard housing hot water tank. Carpet flooring. Pendant ceiling light. Radiator. Doors to all first floor rooms.

Master Suite Bedroom 11'11 x 21'10 (3.63m x 6.65m)
Juliette balcony with double doors to front. Window overlooking garden with far reaching countryside views. Range of fitted wardrobes. Carpet flooring. Pendant ceiling light. Radiators. Door to en suite.

Master Suite Bathroom
Modern suite with features to include: fully tiled shower cubicle with wall mounted, mains connected shower with glass door. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to side. Part tiled walls. Wood effect vinyl flooring. Vertical heated towel rail. Pendant ceiling light. Shaving point. Extractor fan.

Bedroom Three 10'2 x 11'4 (3.10m x 3.45m)
Window overlooking rear garden. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Four 10'2 x 10'2 (3.10m x 3.10m)
Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Family Bathroom
Modern fitted three piece suite in white comprising panelled bath with hot and cold tap. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Part tiled walls. Wood effect laminate flooring. Vertical heated towel rail. Extractor fan. Pendant ceiling light.

Second Floor

Landing
Carpet stairs from first floor landing to second floor landing. Double Velux window to rear offering far reaching countryside views. Loft access hatch. Pendant ceiling light.

Bedroom Two 13'0 x 17'3 (3.96m x 5.26m)
Window overlooking front offering sea views. Double Velux window overlooking rear with far reaching countryside views. Carpet flooring. Pendant ceiling light. Radiators.

Bedroom Five 12'0 x 11'3 (3.66m x 3.43m)
Versatile room currently being used as a dressing room. Window overlooking front offering sea views. Carpet flooring. Pendant ceiling light. Radiators.

Shower Room 8'7 x 6'0 (2.62m x 1.83m)
Modern suite with features to include: fully tiled shower cubicle with wall mounted, mains connected shower with sliding glass door. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Velux window overlooking the rear offering far reaching countryside views. Part tiled walls. Wood effect vinyl flooring. Vertical heated towel rail. Pendant ceiling light. Shaving point. Extractor fan.

Outside
Off road, driveway parking to the front leading to detached double garage - up and over doors, light and power. Pretty landscaped front garden with wide slate steps leading to front door. A side gate from the drive offers access to the rear garden. Attractive slate patio area with access from the living room leads to a parcel of lawn and raised decking area beyond bordered by a pretty dry stone wall to the rear and offering peaceful open countryside views. Paved storage space behind the garage. Fenced boundary to either side of the garden.

Services & Tenure
All mains services are connected to the property. Heating via gas boiler housed to utility room. UPVC double glazing throughout.
There is a small service charge of approx. £160 per annum attached to the property covering the maintenance and upkeep of all communal areas on the development.
Freehold
Council Tax Band: G

Directions
From our offices at 65 High Street, Cowbridge, take the A48 towards Bridgend and at the bottom of Crack Hill via left heading towards to villages of Corntown and Ewenny. At the T junction, with Ewenny Garden Centre on your left hand side, turn left and then take the first right onto the B4524 (Ogmore Road). Follow this road all the way into Ogmore By Sea. Travel through the village and upon reaching the converted former chapel take a left onto Crompton Way. Travel up the hill bearing left and take the second turning left. Number 90 is a short way on your righthand side.

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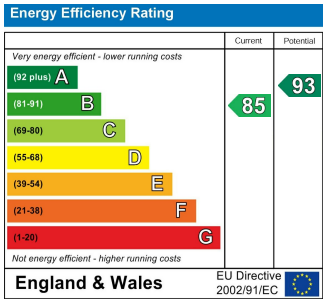
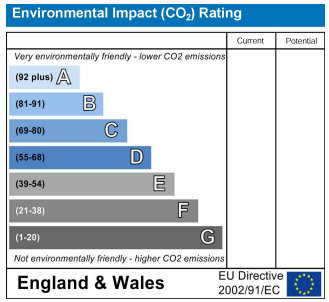
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 807 sq.ft. FLOOR 2 639 sq.ft. FLOOR 3 451 sq.ft.
TOTAL : 1,897 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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