



28, Seaview Drive  
CF32 0PB

Watts  
& Morgan



# 28, Seaview Drive

Ogmore-By-Sea, CF32 0PB

**£615,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

An impressive three-bedroom detached property enjoying wonderful sea views and situated in the sought-after coastal village of Ogmore-by-Sea. The home has undergone extensive renovation by the current owners, creating a beautifully presented interior and offering an exceptional standard of seaside living. The accommodation comprises an entrance hallway, an open-plan living room, dining room and kitchen, a ground-floor double bedroom and a modern shower room. The first-floor landing leads to the principal bedroom, which features built-in wardrobes, a luxurious en-suite shower room and a bespoke balcony enjoying superb panoramic sea views and a further double bedroom. Externally, the property benefits from a landscaped frontage with a seating area perfectly positioned to take in the coastal outlook, along with a private driveway with ample off-road parking, a garage and a garden room/home office complete with a bespoke sauna.

## Directions

**Your local office: Bridgend**

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## Summary of Accommodation

### SITUATION

The Village of Ogmore-by-Sea is positioned along the western coastline of The Vale of Glamorgan where there is a mixture of sandy and stony beaches. The location benefits from panoramic sea views, towards the Devon/Somerset coast, with Porthcawl and the Gower peninsular also visible along the Welsh coast. The Village of Ogmore includes a local community hub with coffee shop along with a café-wine bar and has convenient access to the Town of Bridgend, where there is an extensive shopping centre and access to the main line Swansea - London Paddington railway station. The M4 and main A48 roads allow convenient travel to major local centres. Primary schooling is on hand in the nearby Village of St. Brides Major and secondary schooling is available at the Town of Cowbridge.

### ABOUT THE PROPERTY

Entered through a composite front door, the property opens into a welcoming hallway laid with LVT flooring, with a carpeted staircase rising to the first-floor landing. The hallway benefits from multiple built-in storage cupboards. The ground-floor double bedroom features LVT flooring, recessed spot lighting and a rear-facing window. The fully tiled shower room is fitted with a walk-in shower with glass screen, WC and a wash-hand basin set within a vanity unit, complemented by a chrome ladder radiator, spotlighting and a side-facing window. A partition separates the open-plan kitchen, living and dining space, with LVT flooring continuing throughout. The kitchen is fitted with a contemporary range of handleless base units topped with complementary Minerva work surfaces, a breakfast bar and tiled splashbacks. Recessed spotlighting and patio doors opening to the rear garden enhance the space, along with a side-facing window. Integrated appliances include a 5-ring induction hob with extractor and copper leaf glass splashback, eye-level Neff oven/grill and combi oven, integrated fridge/freezer, dishwasher, wine cooler and a dual-bowl inset sink. The spacious living area centres around an exposed brick chimney breast housing an inset wood-burning stove set on a slate hearth. Floor-to-ceiling windows to the front capture the stunning sea views, with a door opening onto the front seating area and lantern celling. An alcove provides the perfect space for a dining table, with windows to both the front and side. The living area is finished with spotlighting.

The first-floor landing leads to the bedroom accommodation with access to further storage in the eaves. The principal bedroom features carpeted flooring, two sets of built-in wardrobes and a front-facing window, while a Velux Cbrio window enjoying wonderful sea views. The fully tiled en-suite shower room is fitted with a double walk-in shower with glass screen, a WC with hidden cistern and a wash-hand basin set within a vanity unit, complemented by spotlighting, a ladder radiator and a side-facing window. Bedroom Two is a generous double bedroom with carpeted flooring, built-in wardrobes and windows to both the side and rear aspects, offering excellent natural light.

### GARFDENS AND GROUNDS

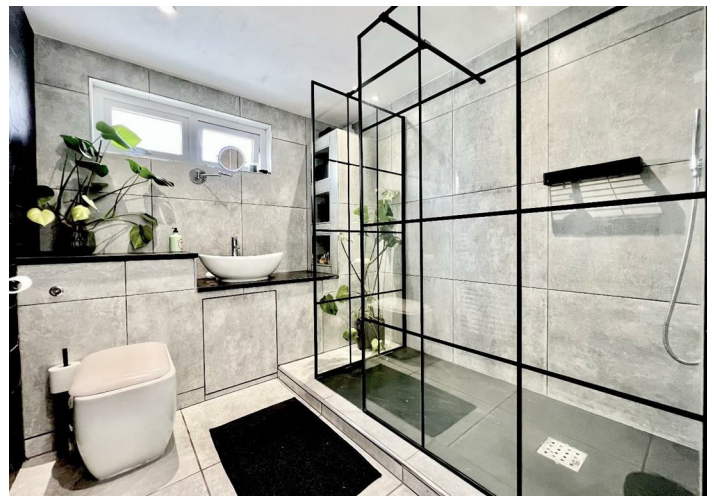
Approached from a quiet cul-de-sac on Seaview Drive, No.28 occupies a prime position enjoying wonderful, far-reaching sea views. The property features a beautifully landscaped frontage with a spacious hardwood decked seating area, perfectly positioned to take in the coastal outlook, while the lower level offers an additional paved patio area. To the side, a private driveway provides ample off-road parking, with on-street parking available via permit. Double gates open to the garage. The garage has been fitted with an electric controlled door, power and lighting, and includes a side door giving direct access to the rear garden. The rear garden has been thoughtfully landscaped, offering two generous patio areas ideal for outdoor dining and relaxation, with the remainder laid to lawn and bordered by colourful shrubs and flowers with bespoke outdoor lighting to enhance the space and a wood store. A standout feature is the rear garden room, an ideal home office or studio, complete with sliding doors and dual front-facing windows. The room benefits from full power and lighting and includes a bespoke Humm-finish sauna with its own separate access, creating a luxurious and versatile retreat.

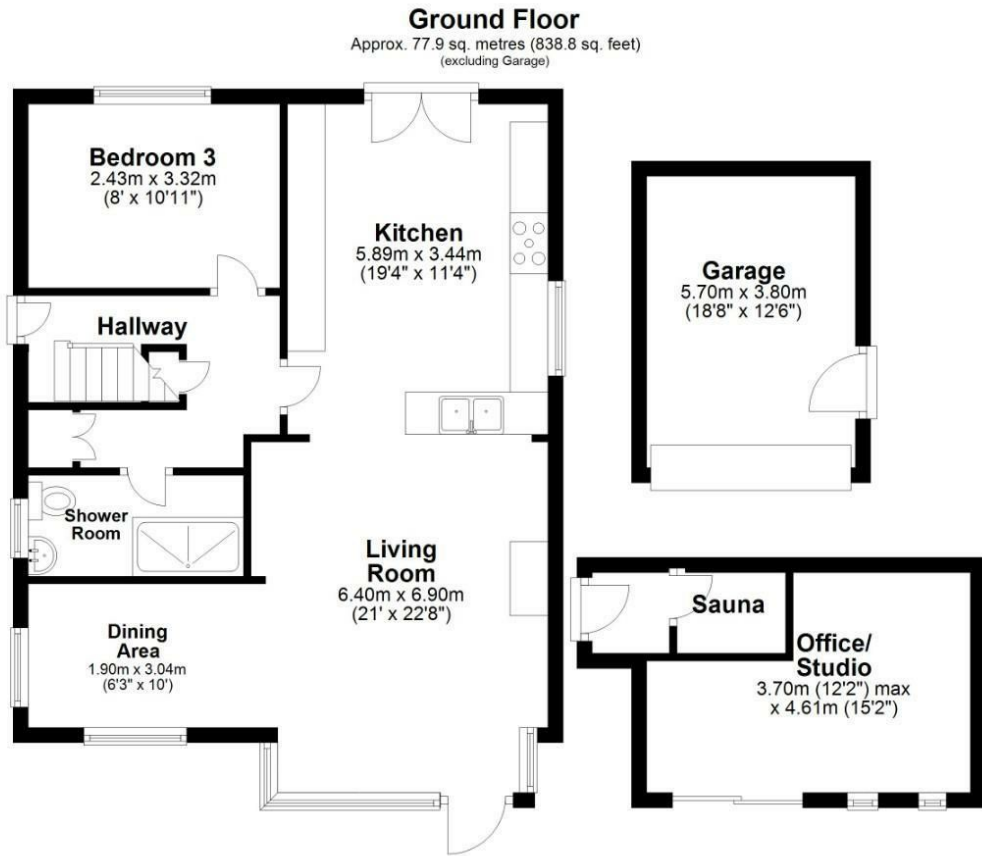
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax band "F"

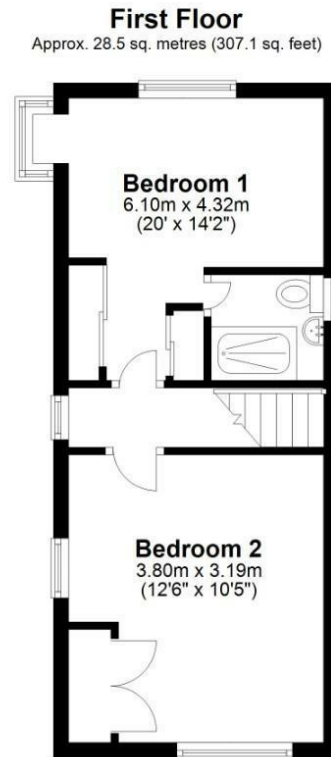
### DISCLAIMER

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is associated with a member of staff at Watts & Morgan LLP.

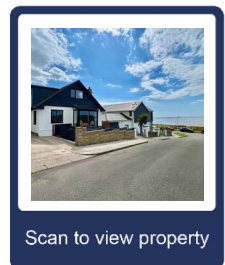




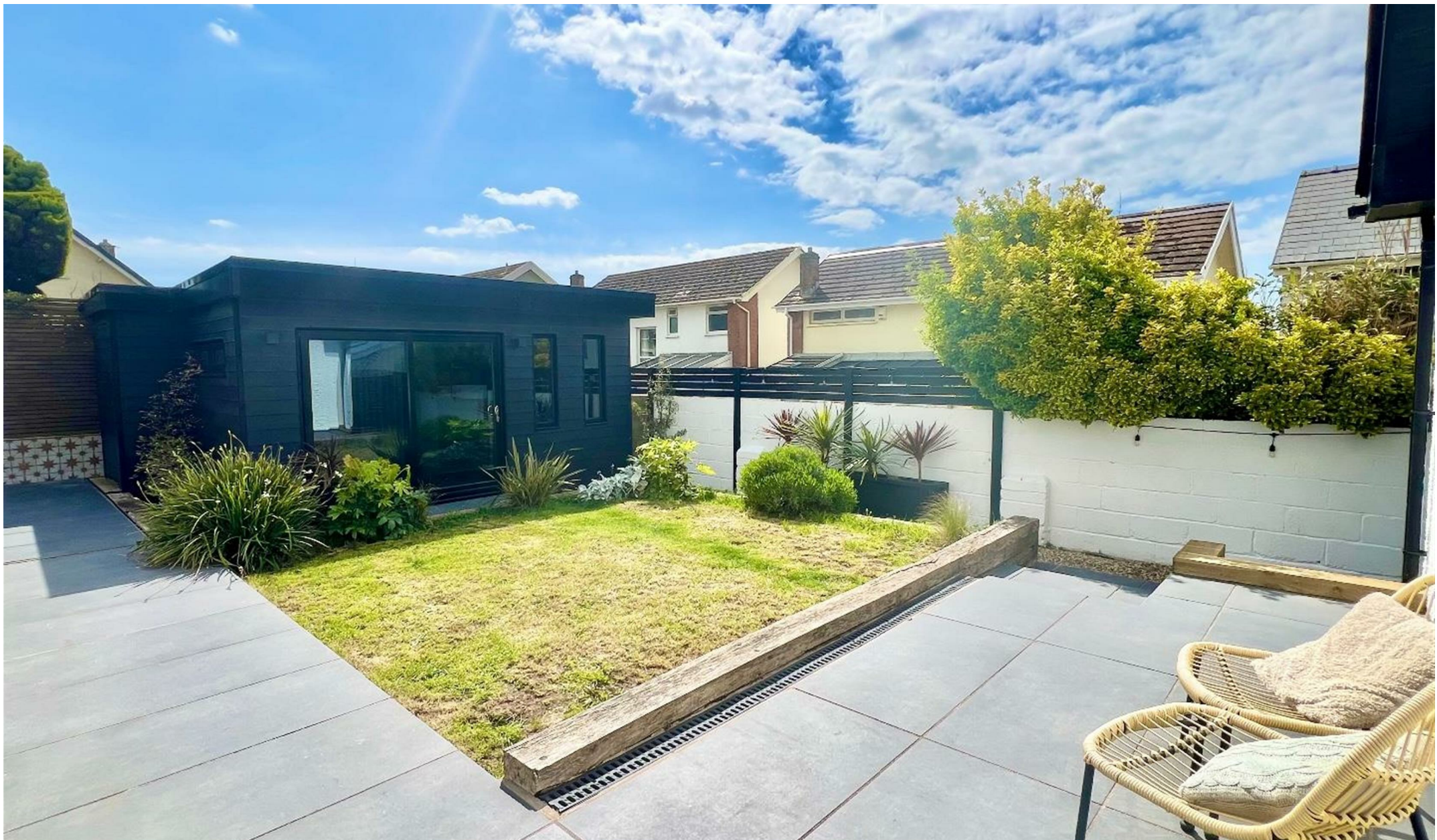
Total area: approx. 106.5 sq. metres (1146.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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