



27 West Farm Road
Ogmore-By-Sea, Vale Of Glamorgan, CF32 0PU





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CF32 0PU

£650,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

• A substantial detached bungalow set within a generous plot, with spectacular sea views.

Accommodation & Amenities;

- Porch • Entrance hall • Lounge • Dining room
- Kitchen/breakfast room • Lean to • Shower room
- Two bedrooms to the ground floor
- To the first floor; • Two further double bedrooms
- Bathroom & separate WC

Gardens & Grounds;

- Gated driveway parking • Garage with workshop
- Generous lawned gardens to the front and rear

Directions

From the village of St Brides Major, follow the B4524 into Southerndown. Travel through the village into Ogmore by Sea and, on entering the village, turn right into Brig y Don Hill. Turn right again at the top of the hill in to West Farm Road to find no 27 to your left after about 100 yards. Alternatively, if approaching from Ewenny, follow the B4524 along the river, passing Ogmore Castle and The Pelican Public house, and travel on into Ogmore by Sea. Keeping the rivermouth to your right, continue through the village past the Post Office / Village Shop and turn left into Brig y Don Hill. Turn right at the top of the hill in to West Farm Road to find no 27 to your left after about 100 yards.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Village of Ogmere-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 peninsula also visible along the Welsh coast. The Village of Ogmere includes a post office and restaurant and has convenient access to the Town of Bridgend, where there is an extensive shopping centre and access to a main line 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

- * Porch leading into the entrance hall
 - * Lounge with central feature fireplace and large window with sea views
 - * Opening into the dining room with patio doors leading to the rear garden
 - * Kitchen/breakfast room with a range of wall and base units
 - * Integrated appliances include; oven, electric hob & dishwasher
 - * Lean to currently utilized as a utility area with doors to the rear garden
 - * Shower room to the ground floor
 - * Bedrooms 3 & 4 are both doubles, located to the ground floor
 - * To the first floor:
 - * Master bedroom with fitted wardrobes
 - * Second double bedroom to the first floor
 - * Bathroom suite & separate WC
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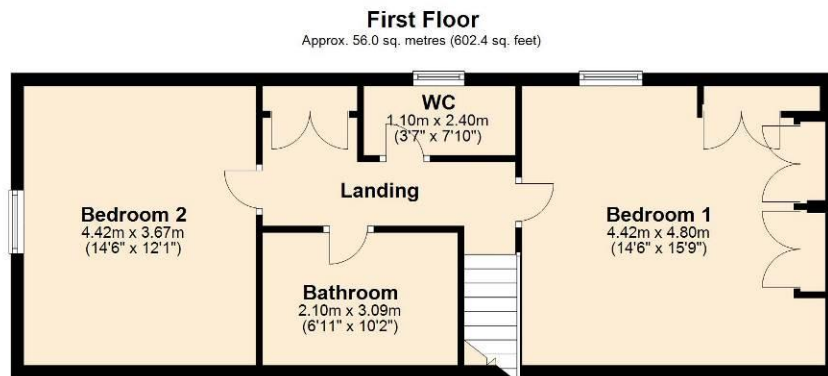
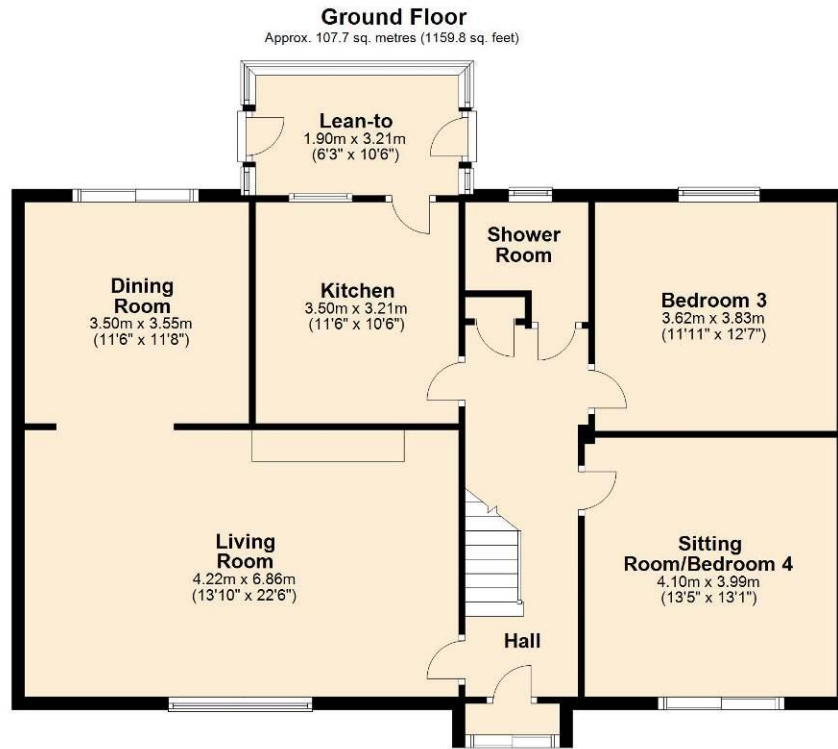
GARDENS AND GROUNDS

- * Gated driveway parking for ample cars
 - * Leading to the sizable garage with storage and workshop
 - * Front lawned gardens bordered by a variety of mature shrubs
 - * Generous enclosed rear garden
 - * With patio & lawned areas
 - * Views over common land to the rear
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TENURE AND SERVICES

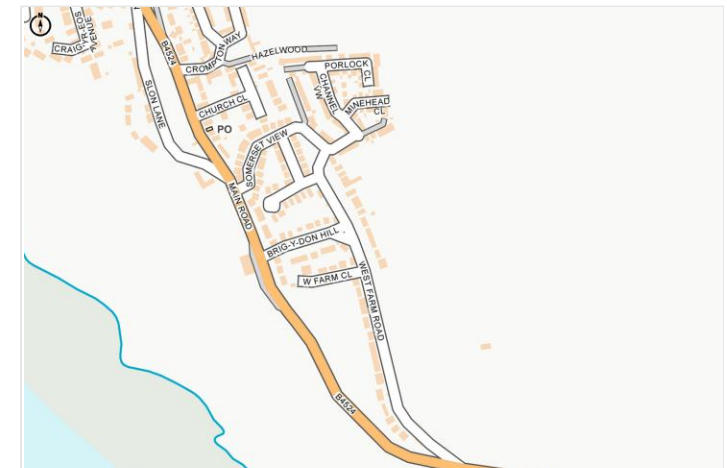
Freehold. All mains services connect to the property. Gas-fired central heating.





Total area: approx. 163.7 sq. metres (1762.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	76
		EU Directive 2002/91/EC	



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