



**16, Heritage Coast House,**  
Ogmore By Sea, Vale Of Glamorgan, CF32 0PR





# 16, Heritage Coast House, Main Road, Ogmore By Sea, Vale Of Glamorgan, CF32 0PR

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£299,950 Freehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Rooms**

A ground floor apartment within this landmark development enjoying a fine southerly aspect looking out over fields onto the Bristol Channel. Open-plan kitchen-living-dining space, two en suite double bedrooms and cloakroom. Own south facing terrace; also communal balcony. Additional storage area. Allocated parking.

EPC Rating: C71

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## Directions

From the village of St Brides Major, follow the B4524 into Southerndown. Travel through the village, towards Ogmore by Sea. On entering the village, Heritage Coast House will be to your left - a modern apartment block with fields and common land to three sides.

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 local shops to find Heritage Coast House to your right, at the far end of the village.

- Cowbridge 9.7 miles
  - Cardiff City Centre 22.3 miles
  - M4 (J35, Pencoed) 8.1 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* Located to the ground floor of this landmark property, benefiting from a superb southerly aspect
- \* Bordered by common land with panoramic views onto the Bristol Channel.
- \* A central hallway has doors leading off to all the principal rooms.
- \* Additional doors open to a storage cupboard with hot tank and to a cloakroom/w.c.
- \* Open-plan kitchen-living-dining room enjoying a southerly aspect with broad sliding doors opening to own terrace
- \* Kitchen includes a range of storage units with appliances, where fitted, to remain and including an double oven, hob, fully integrated fridge, freezer, dishwasher and washer/dryer.
- \* This multi-functional space retains ample room for a three piece suite and dining table.
- \* Two double bedrooms, both are en suite, one having a contemporary bathroom, the second having a shower room.
- \* Both bedrooms have fitted wardrobes.

### GARDENS AND GROUNDS

- \* Heritage Coast House sits in a superb location with fields and common land to three sides.
- \* A sloping drive leads, via remote controlled entrance gates, to the parking area
- \* Two designated parking spaces; also a good number of visitor spaces
- \* A patio area, for sole use of 16 Heritage Coast House, is accessed from the living room and uninterrupted sea views over common land
- \* A communal balcony, for use of all residents, is accessed at the first floor level.
- \* In addition, there are landscaped gardens within the complex

**NB** The property is currently occupied under an 'Assured Shorthold Tenancy'. The Tenancy is due to end in November 2021.

### TENURE AND SERVICES

Share of freehold (no ground rent payable). Service charge of £1000 per annum payable. Mains electric, water and sewerage connected to the property. Electric heating.





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