



Hazelwood, Church Close
Ogmore By Sea, Vale of Glamorgan, CF32 0PZ





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£450,000 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A unique, detached family home to the corner of a cul de sac and close to the centre of Ogmore by Sea. Deceptively spacious accommodation must be viewed to be fully appreciated. Large lounge with picture windows and sea views, four bedrooms, luxurious bathroom, kitchen-breakfast room and dining room / second sitting room, conservatory opening to sheltered courtyard garden. Parking and garage.

Directions

Drive into Ogmore By Sea from either Ewenny or St Brides Major / Southerndion and continue along 'Main Road' through the centre of the village. Church Close is to the inland side of Main Road close to the village shop. Hazelwood is positioned at the top of the hill in the left hand corner.

- Cowbridge 9.7 miles
 - Bridgend Town Centre 4.8 miles
 - Cardiff City Centre 22.1 miles
 - M4 (J35, Pencoed) 8 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

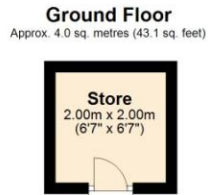
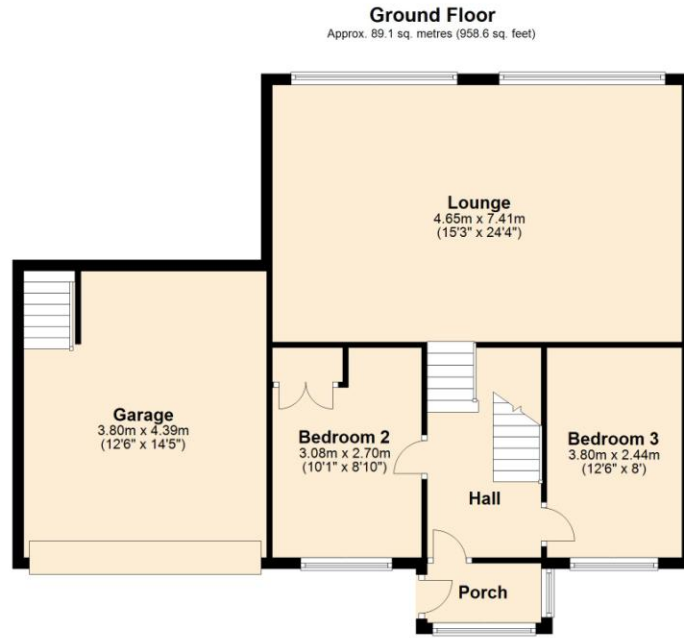
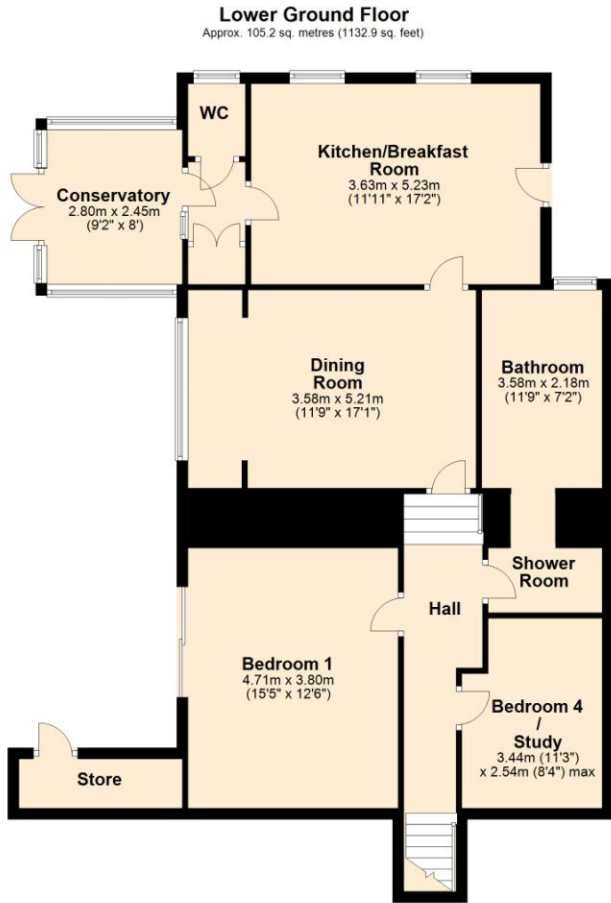
- * A unique family home in this ever popular coastal village offering deceptively spacious, adaptable accommodation
- * Porch from driveway opens into a hallway at ground floor level.
- * To either side of this hallway are two double bedrooms, one with fitted wardrobes and both with hand basins
- * Steps lead down to the lower ground floor - where the majority of the accommodation is situated - whilst a second set of steps lead up to an extremely large family lounge
- * Lounge with two broad, tall picture windows looking out over the surrounding area and through on to the Bristol Channel.
- * Lower ground floor with spacious accommodation including the largest double bedroom with sliding doors opening to the sheltered courtyard garden.
- * An additional fourth bedroom has, in the past, been used as a study.
- * Both these bedrooms have use of a luxurious family bathroom with bath and separate shower cubicle.
- * A multi-purpose living room also looks over the courtyard garden and is adjacent to the kitchen
- * Modern kitchen fitted with a comprehensive range of units. Range Cooker to remain; space and plumbing for washing machine, dishwasher and fridge-freezer.
- * A door connects from the kitchen through an inner lobby - with store cupboard and cloakroom off - into a conservatory, a more recent addition to the property and from which there is access into the courtyard garden.

GARDENS AND GROUNDS

- * Hazelwood is in an elevated position to the top, left hand corner of Church Close.
- * To the front is a parking area for three cars and an up and over door leads into the attached garage (approx max 5.2 m x 4.4m).
- * From here, steps lead down to the courtyard garden from which is also accessed via the conservatory.
- * The courtyard is a lovely, private, Mediterranean-inspired garden surrounded by potted plants and a stairs leading to the garage
- * This sheltered, low maintenance space enjoys a south-westerly aspect and is ideal for sitting out and entertaining.
- * Store room beneath garage

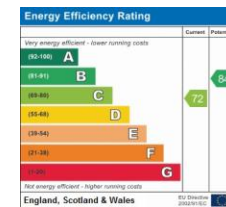
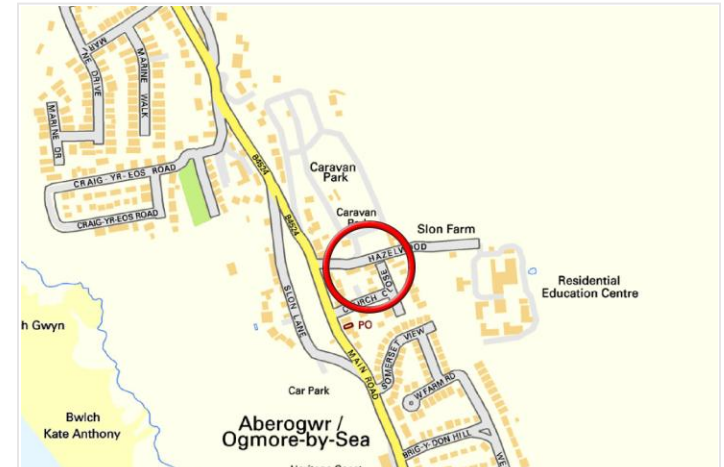
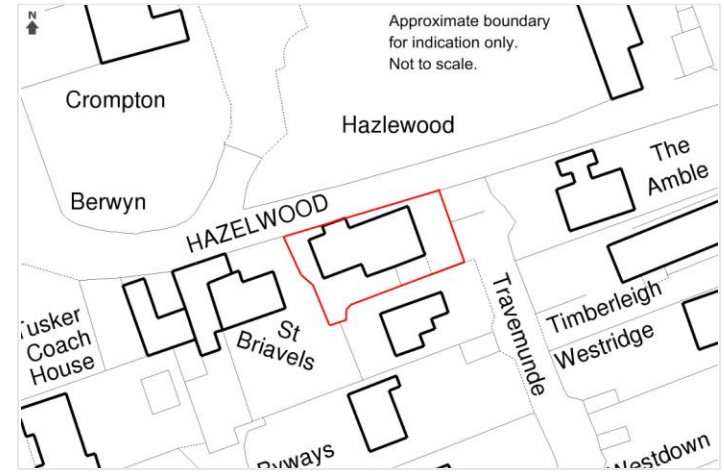
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating. Solar panels provide supplementary hot water and a feed-in tariff; further information available from the seller.



Total area: approx. 198.3 sq. metres (2134.5 sq. feet)

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



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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