



St Andrews House, 21 West Farm Road
Ogmore-By-Sea, Vale Of Glamorgan, CF32 0PU





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Guide Price £725,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

A substantial family home in a prime elevated position in Ogmore-By-Sea enjoying stunning sea views over the Bristol Channel. Accommodation comprises: porch, entrance hallway, cloakroom/WC, principal lounge, sitting room with log burner, kitchen/dining room with French doors to rear patio. First floor landing, bedroom one with dressing room and adjacent shower room, three further double bedrooms - two offering sea views, and a contemporary 4-piece bathroom. Externally the property presents a generous plot with front patio and backing onto farmland to the rear. Large driveway leading to detached double garage.

EPC Rating, 'D'.

Directions

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. At the top of the hill onto West Farm Road; St Andrews House can be found straight in front.

- Cowbridge Town Centre 9.8 miles
 - Cardiff City Centre 27.7 miles
 - M4 (J35) 8.3 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

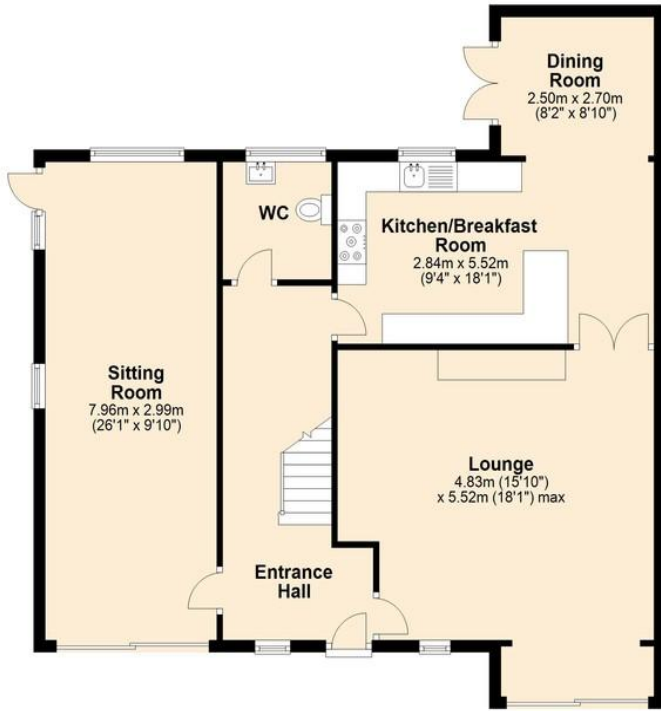
- * French doors provide the entrance into a front porch with tiled flooring.
- * An original door opens through into the welcoming hallway with open staircase to first floor, original parquet flooring and leads into a modern cloakroom/WC.
- * The principal lounge enjoys a dual aspect with sliding patio doors opening out onto the front patio area with stunning sea views. This reception room is a generous space with feature gas fire.
- * The sitting room benefits from a central freestanding log burner and sliding patio doors lead onto the front patio area with stunning sea views.
- * From this reception room double oak doors open through into the kitchen/dining room. The kitchen has been fitted with a range of shaker style wall and base units with breakfast bar offering a range of appliances to remain to include; freestanding 4-ring gas cooker, washing machine, integral dishwasher and fridge. Wrapping around into the dining area with ample space for dining furniture, solid oak flooring and with French doors leading out onto the rear patio area.
- * The first floor landing provides two useful laundry cupboards together with a loft hatch providing access to a large fully boarded loft space with pull-down ladder and houses the 'Baxi' gas combi boiler.
- * Bedroom one is a superb size room which leads into a dressing area offering a range of fitted mirrored wardrobes and, again, presents sea views.
- * Adjacent to this bedroom is a 3-piece shower room.
- * Two further double bedrooms both enjoy stunning elevated sea views across to Mumbles with both bedrooms offering a range of fitted sliding mirrored door wardrobes.
- * To the rear of the property is a smaller double bedroom with hand-wash facilities and provides a view out to the rear over farmland.
- * The family bathroom has been fitted with a 4-piece contemporary suite to include; walk-in shower with glass screen and waterfall/ hand-held shower over plus freestanding dual ended bath with freestanding chrome tap and hand-held shower.

GARDENS AND GROUNDS

- * St Andrews House is approached off West Farm Road onto a large gated driveway providing off-road parking for several vehicles leading to a double garage positioned in the rear garden, with electric remote-controlled door and full power supply.
- * The front garden is predominantly laid to lawn with shrub borders and pedestrian gate to the road; a stepped footpath leads to a raised patio area - an ideal place to sit and enjoy the fantastic sea views.
- * To the rear of the property lies a patio area with steps up to additional lawn section plus raised patio which backs onto open fields and farmland offering a private place to entertain.

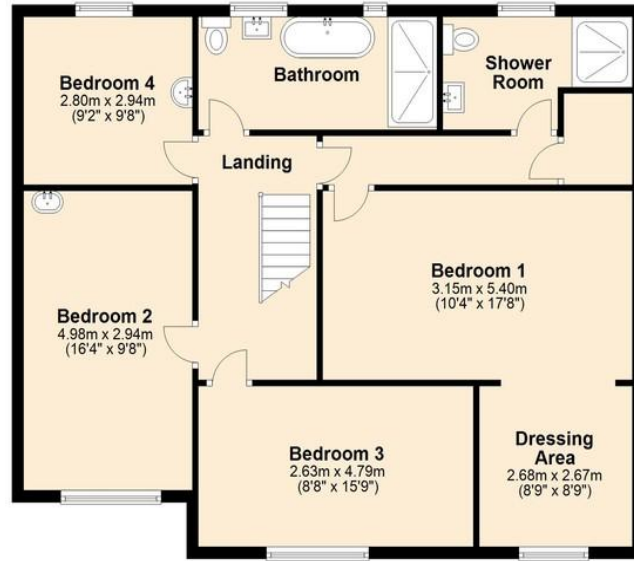
Ground Floor

Approx. 92.9 sq. metres (1000.1 sq. feet)



First Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



Total area: approx. 183.4 sq. metres (1974.1 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		EU Directive 2002/91/EC	78

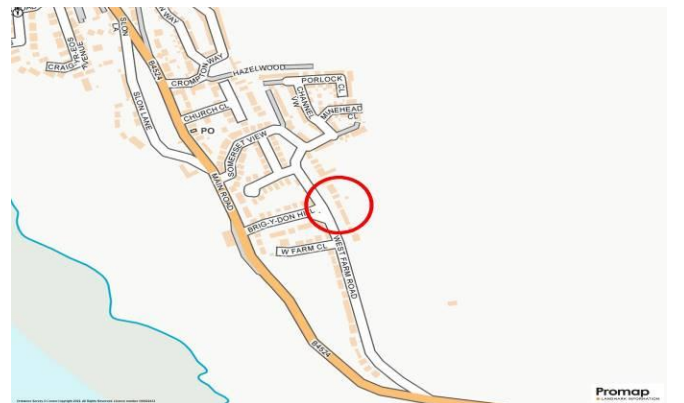
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band 'F'.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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