



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





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

Guide Price £550,000 Freehold

3 Bedrooms : 1 Bathroom : 3 Reception Rooms

A delightful detached, three bedroom true bungalow with sea views. Located in a quiet, elevated position in Ogmore-By-Sea; within walking distance to the beach, café and shop. Accommodation in exceptional order comprising: fitted kitchen with integral appliances, dining room opening into lounge with front-facing sea views and inner hallway with doakroom/WC. Three double bedrooms, contemporary shower room plus versatile dressing room / home office. Gated driveway parking and a superb landscaped rear garden with views over the Bristol Channel.

EPC Rating; D.

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. At the top of the hill onto West Farm Road; turn left and no.6 can be found just around the corner on the left.

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

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * A composite door leads directly into the kitchen which has been fitted with a range of shaker style wall and base units with complementary work surfaces. Integral appliances to remain to include; fridge/freezer, slimline dishwasher, 4-ring gas hob with extractor hood over, eye-level oven and microwave. Also a freestanding washing machine to remain. One cupboard houses the 'Viessmann' gas combi boiler.
- * A doorway leads through into the inner hallway and an arch opens through into the dining area.
- * The lounge is a lovely light-filled reception room enjoying front-facing views over the Bristol Channel and further over to Porthcawl. On offer is a freestanding remote-controlled gas fire, plus sliding French doors provide access out to the front lawn garden.
- * Oak doors lead off the inner hallway into all three double bedrooms with freestanding wardrobes (to remain), a modern 2-piece cloakroom and into a contemporary 3-piece shower room.
- * The larger of the bedrooms benefits from sliding patio doors which lead directly out onto the rear patio garden and an oak door provides access into a useful, and versatile, reception room - ideal as a home office or dressing room (converted single garage) with sliding patio doors leading out to the driveway.

GARDENS AND GROUNDS

- * No.6 is approached off the cul-de-sac onto a gated block paving private driveway with parking for three large vehicles.
- * The front lawn garden offers mature hedgerow borders with sea views, and dual side access is provided to the rear.
- * To the rear of the property lies a stunning landscaped garden with private raised patio area - ideal for alfresco dining; bordered by mature plants and lavender shrubs. The patio area is a pleasant place to sit and enjoy the sunset with distant views across the Bristol Channel. Decked steps lead onto a lawn area.
- * A good quality bespoke timber storage shed to remain.

ADDITIONAL INFORMATION

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

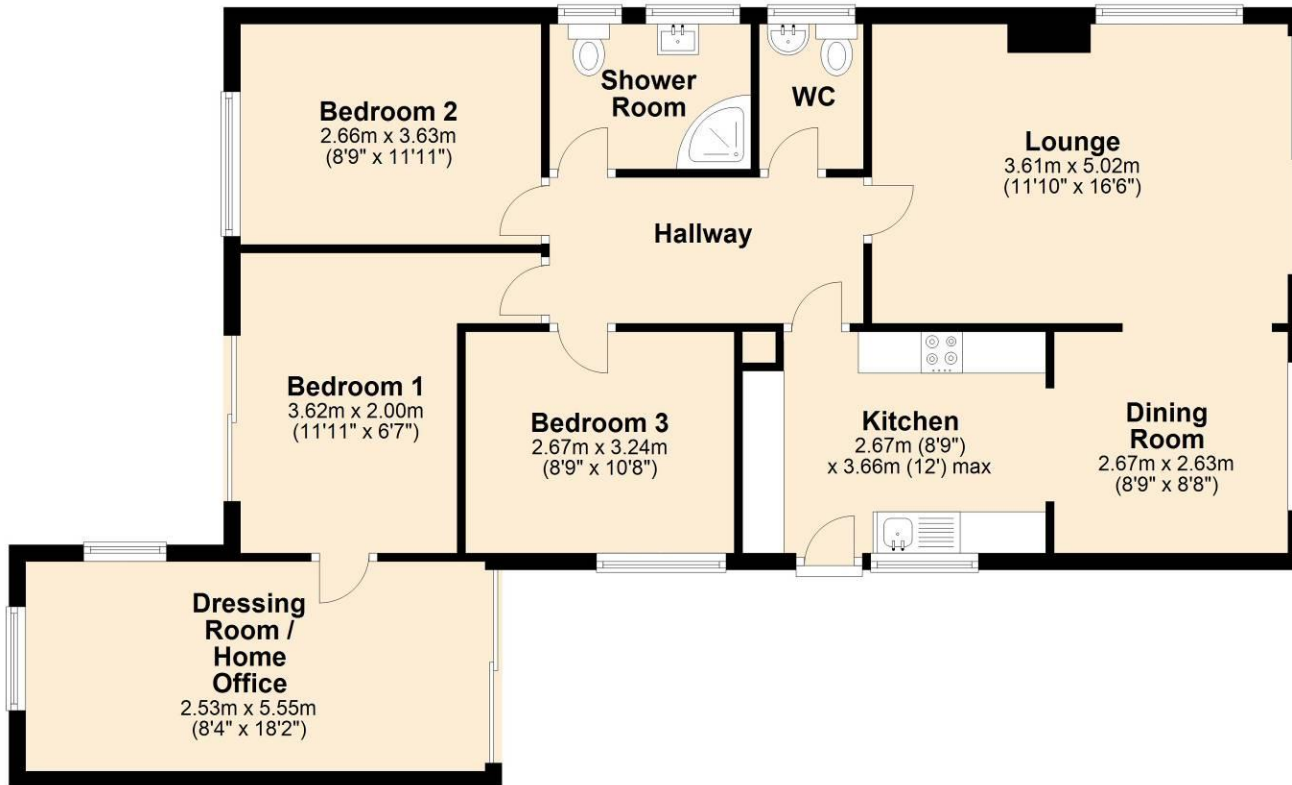
PROCEEDS OF CRIME ACT 2002

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.



Ground Floor

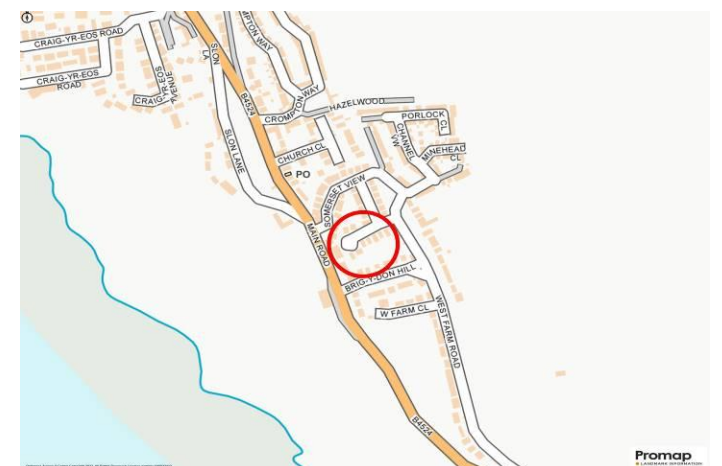
Approx. 94.5 sq. metres (1017.1 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

