
19, Porlock Close
CF32 0QE
Watts
&Morgan



19, Porlock Close

Ogmore-by-sea, CF32 0QE

£540,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market this well presented 'Holden' design property built by David Wilson Homes within the popular Ocean View Development in Ogmore-by-sea. This modern family home comprises; entrance hall, lounge, open-plan kitchen/dining/ family room, study, utility and WC. First floor; main bedroom with fitted wardrobes and en-suite shower room, 3 further good sized bedrooms and 4-piece family bathroom. Externally the property offers a private driveway, a single garage and a well maintained enclosed rear garden. EPC Rating; 'B'..

Directions

Your local office: Bridgend
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Summary of Accommodation

SITUATION

The Village of Ogmore-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 peninsular also visible along the Welsh coast. The Village of Ogmore includes a post office/general store and café-wine bar and has convenient access to the Town of Bridgend, where there is an extensive shopping centre and access to the main line Swansea - London Paddington 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

Accessed via a composite front door into the entrance hallway with laminate flooring and all doors lead off. To the front of the property is the main living room which is a great sized reception room with carpeted flooring and a bay window over-looking the front and a feature wood burning stove. The study is a versatile reception room with carpeted flooring and windows to the front. The cloakroom has been fitted with a 2-piece suite comprising of a WC and a wash hand basin. With laminate flooring, tiling to the walls and a window to the side and built in storage. To the rear of the property is the open-plan kitchen/dining/ family room which is a wonderful light space with feature floor to ceiling windows and French doors opening out onto the rear garden. With laminate flooring and ample space for a freestanding dining table and living furniture. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over. Integrated appliances to remain include; 5-ring gas hob with eye-level 'AEG' oven and grill, fridge and freezer and dishwasher. There is a stainless steel sink with drainer and a window over-looking the rear garden.

The utility has been fitted with continuation of wall and base units with work surfaces over. There is space and plumbing provided for two appliances and the utility also houses the gas boiler. A partly glazed door leads out to the rear garden.

The first floor landing offers carpeted flooring, a window to the side and access to the loft hatch. There is a built-in airing cupboard with a hot water tank.

Bedroom one is a great sized main bedroom with carpeted flooring, windows to the front with views over fields and two sets of built-in wardrobes. Leading into en-suite shower room which has been fitted with a double walk-in shower with glass screen, WC and a wash hand basin. With tiled flooring, partly tiled walls and a window to the side. Bedroom two is a second double bedroom with carpeted flooring, alcove for wardrobes and two sets of windows to the rear. Bedroom three is a third double bedroom with carpeted flooring and two sets of windows to the front.

The family bathroom is fitted with a 4-piece suite comprising of a panelled bathtub with mixer tap, a separate shower enclosure, WC and a wash hand basin. With tiled flooring, partly tiled walls and a window to the rear. The fourth bedroom benefits from carpeted flooring, windows to the rear and built-in storage.

GARDENS AND GROUNDS

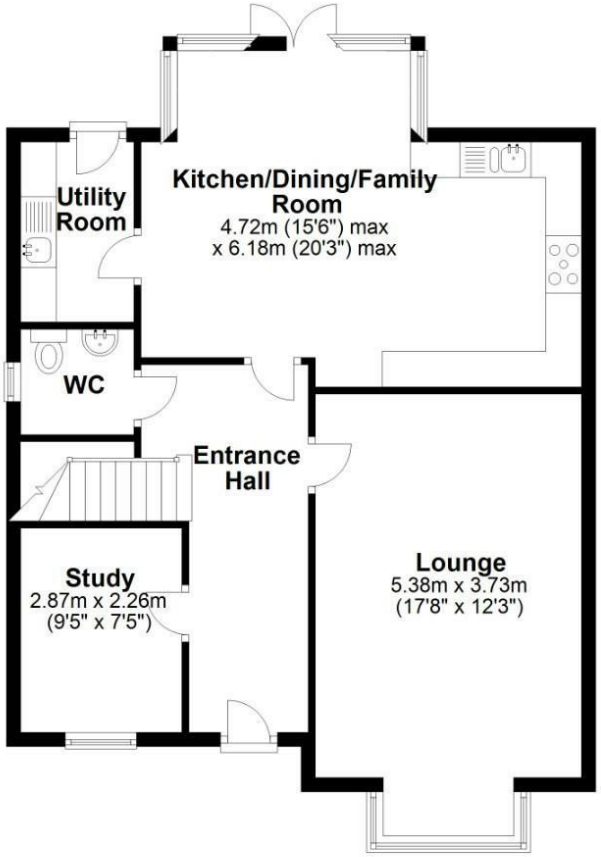
Approached off Porlock Close, no. 19 benefits from a driveway to the side with off-road parking for numerous vehicles leading to the single detached garage with power supply and manual door. To the rear of the property is an enclosed garden predominantly laid to lawn enclosed via timber fencing with two raised planters and a spacious paved patio area ideal for outdoor furniture.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B.'. Council Tax is Band 'F'. Estate Management fees apply.

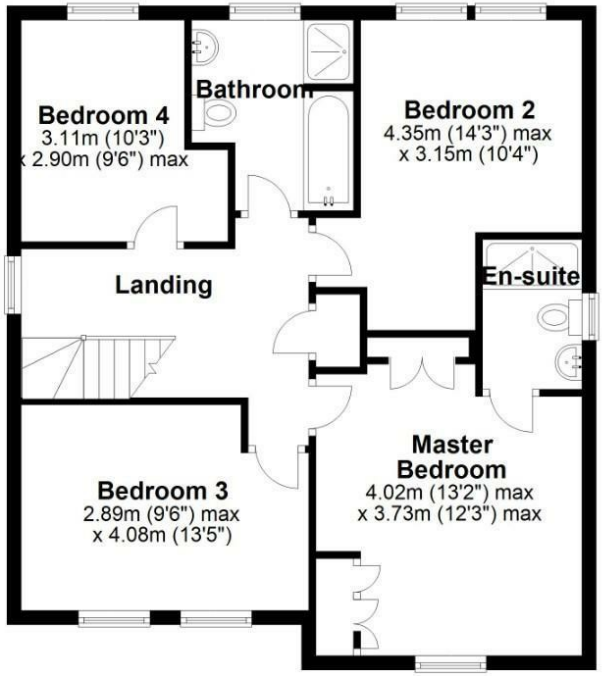
Ground Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.5 sq. feet)

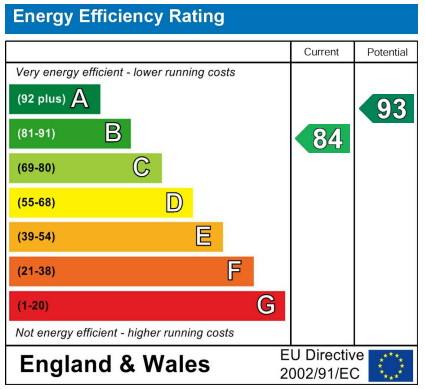


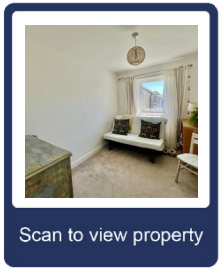
Total area: approx. 140.3 sq. metres (1510.4 sq. feet)

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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