

Flat 4 Rivermouth Court, Main Road

Bridgend, CF32 0PD

Watts & Morgan



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Ogmore-by-Sea, Bridgend CF32 0PD

£365,000 Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offering to the market a rare opportunity to purchase this 2 double bedroom split level apartment situated in a desirable location in the sea side village of Ogmore-by-Sea with beautiful sea views from a private balcony . This well presented apartment comprises; first floor, entrance hall, kitchen/dining room, lounge with private balcony and shower room. Ground floor, 2 double bedrooms with fitted wardrobes and a family bathroom. Externally enjoying gated residence, off-road parking and communal landscaped gardens with private footpath leading directly onto Ogmore Beach and a detached double garage. EPC Rating; 'C'

Directions

• Bridgend Town Centre 6.5 miles • Cardiff City Centre 24.5 miles • M4 (J36) 8.5 miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

FIRST FLOOR

Access via a uPVC door into the entrance hallway with carpeted staircase and doors lead off to the kitchen/diner, main living room and shower room.

The kitchen has been comprehensively fitted with a range of contemporary white high gloss wall and base units and complementary laminate work surfaces. Integral appliances to remain include; 4-ring induction hob, oven, grill and stainless steel extractor fan with coordinating splash-back, fridge, freezer, microwave, dishwasher and washing machine. Continuation of the work surfaces creating a breakfast table with space for 4 chairs. Other features include spotlighting, vinyl flooring, windows to the front and a cupboard housing the gas 'Worcester' boiler.

The main living room is a spacious light reception room with carpeted flooring and a fully glazed uPVC window overlooking the rear balcony with beautiful undisturbed sea views over Ogmore Beach, the Bristol Channel and beyond. A fully glazed uPVC door opens out onto the balcony area with ample space for outdoor furniture.

The shower room has been fitted with a 3-piece suite comprising of a double walk-in shower cubicle with over-head thermostatic shower, WC and wash hand basin set within a unit. Further features include fully tiled walls and flooring, chrome towel radiator, spotlighting and a uPVC window to the side.

A carpeted staircase leads down to the ground floor.

GROUND FLOOR

Bedroom One, situated to the rear, is a generous size bedroom with fitted wardrobes, carpeted flooring and windows to the rear with beautiful sea views.

Bedroom Two is a further good size double bedroom with carpeted flooring, windows to the front and built-in wardrobes.

The bathroom has been fitted with a 3-piece suite comprising of a tiled bath with fitted over-head shower, WC and wash hand basin within unit. Further features include fully tiled walls and flooring, spotlighting, a chrome towel radiator and an obscured uPVC window to the side.

GARDENS AND GROUNDS

Flat 4 is accessed through private iron gates into Rivermouth Court with off-road parking. This apartment block is located in a sought after location with landscaped communal gardens and a private rear path leading directly down to Ogmore-by-Sea beach. Flat 4 benefits from a a detached double garage.

SERVICES AND TENURE

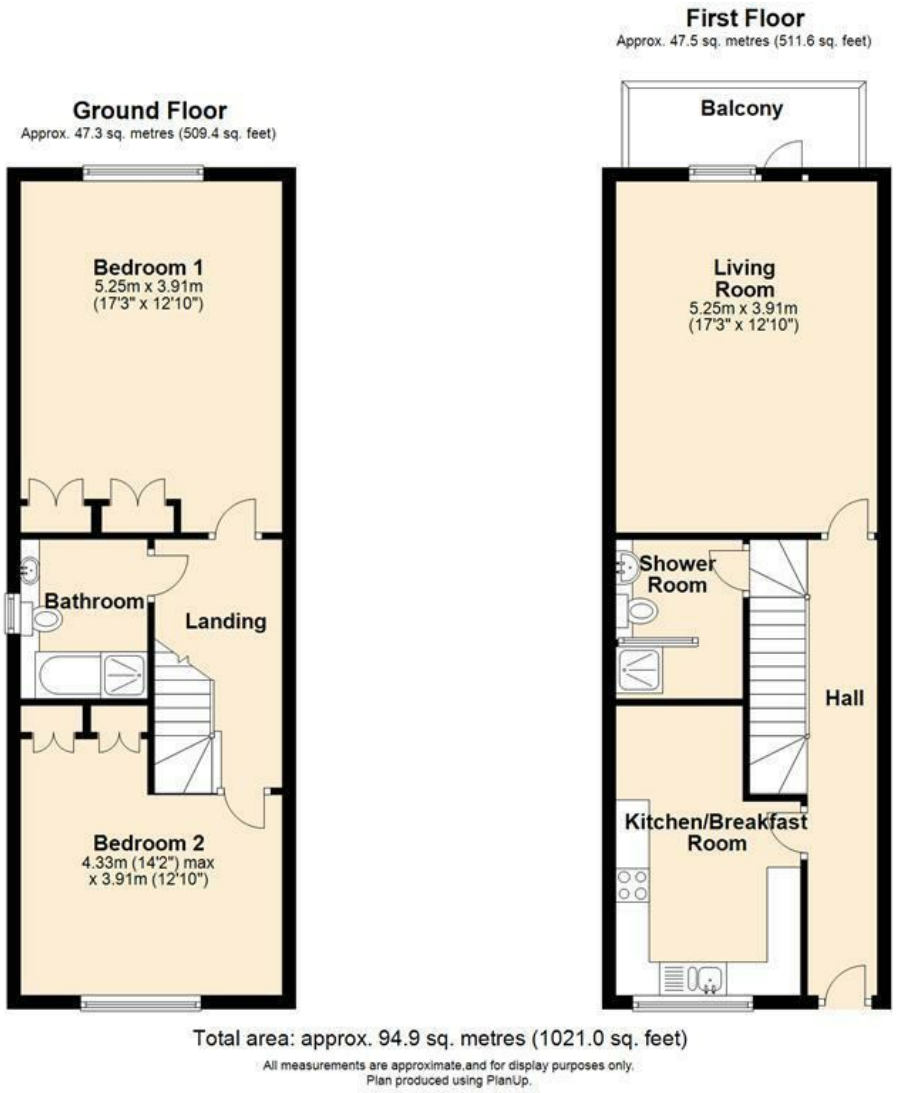
All mains services connected.
Leasehold with share of the freehold. 125 years from 2002- 104 years remaining
Maintenance fee - £250 every quarter
Ground Rent - £100 per annum

AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees,

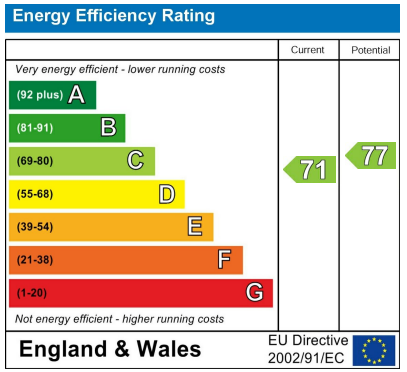


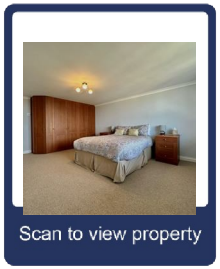
Total area: approx. 94.9 sq. metres (1021.0 sq. feet)

All measurements are approximate,and for display purposes only.
Plan produced using PlanUp.









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