6, Crompton Way

Bridgend, CF32 0QF

Watts & Morgan

Love

6, Crompton Way

Ogmore-By-Sea, Bridgend CF32 0QF

£499,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market for the first time, is a well presented four double bedroom detached property situated in a sought after location in Ogmore By Sea. A short walk away from Ogmore By Sea beach and local seaside village amenities.
The property comprises of entrance hall, lounge, open plan kitchen/dining room with patio doors for access to the rear garden, utility room and WC. First floor landing, master bedroom with ensuite, three further double bedrooms and a 3-piece family bathroom.
Externally, the property benefits from off road parking for two vehicles as well as an integral garage. To the rear, the garden features gravelled and patio areas, with steps down into the lawned area with a lovely decked seating area, all bordered by fencing and mature shrubs, enjoying picturesque uninterrupted sea and coastal views. Offered to the market with no chain.

Directions

• Bridgend Town Centre 5.3 miles • Cardiff City Centre 23 miles • M4 (J35) 8.2 miles

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

Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the welcoming entrance hallway features laminate flooring and a convenient storage area beneath the stairs.

To the front of the property is the spacious living room, which enjoys a lovely box bay window overlooking the front aspect, while the laminate flooring continues through from the entrance hallway.

The kitchen/diner is a fantastic family space and a real highlight of the home, featuring laminate flooring throughout, a rear-facing window and a stunning full-height glazed box bay window and patio doors, providing an exceptional outlook, with beautiful sea views creating a truly impressive entertaining space. The patio doors provide direct access to the rear garden. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces with integrated appliances to include a fridge/freezer, dishwasher, four-ring gas hob and double oven with grill.

From the kitchen is the useful utility room, which is fitted with matching units and provides space and plumbing for two appliances. Laminate flooring continues through to the utility room as well as the ground floor WC, which features a side-facing window and a two-piece suite comprising a wash hand basin and WC.

To the first floor, the carpeted landing provides access to four good-sized double bedrooms, the en-suite master bedroom, family bathroom and a useful storage cupboard.

The master bedroom is a lovely-sized double room, featuring carpeted flooring and a large front-facing window, with ample space for a range of storage furniture. The en-suite bathroom benefits from vinyl flooring and a front-facing window and comprises a three-piece suite including a wash hand basin, WC and shower.

The second bedroom is a spacious front-facing double room, enjoying carpeted flooring and two front-facing windows which allow the room to feel particularly bright and airy.

Bedrooms three and four are both positioned to the rear of the property and benefit from carpeted flooring and rear-facing windows, both enjoying wonderful sea views.

Completing the accomodation is the family bathroom which is fitted with vinyl flooring and a three-piece suite comprising a wash hand basin, WC and bath, together with a rear-facing window.

GARDEN AND GROUNDS

Approached off Crompton Way, No. 6 benefits from a private driveway to the front, providing off-road parking for two vehicles, in addition to an integral garage.

To the rear, the property boasts a lovely tiered garden, offering a combination of gravelled and paved areas, with a lawned section as well as a decked seating area located down a few steps, providing a versatile outdoor space, ideal for relaxing and entertaining.

The highlight of the garden is undoubtedly the truly fantastic, uninterrupted sea views, offering a breathtaking coastal outlook and providing a stunning backdrop to this wonderful outdoor space.

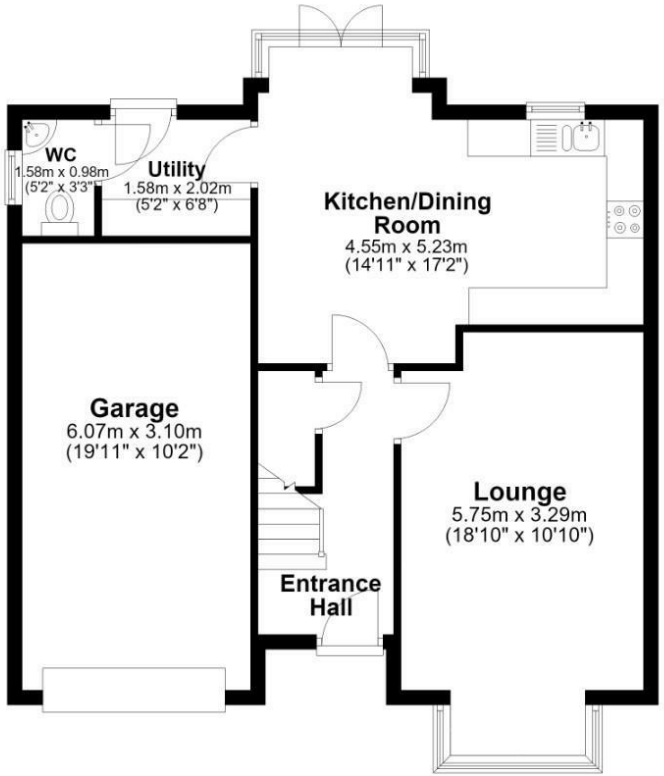
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating “C”. Council Tax Band “F”. Estate Management Fees are £171.58 per year.

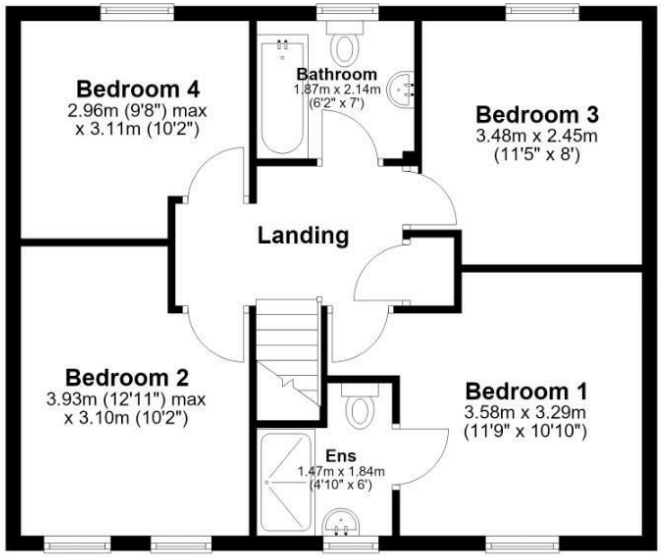
SITUATION

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 and restaurant and has convenient access to the Town of Bridgend, where there is an extensive shopping centre and access to a main line 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 towns of Cowbridge and Bridgend.

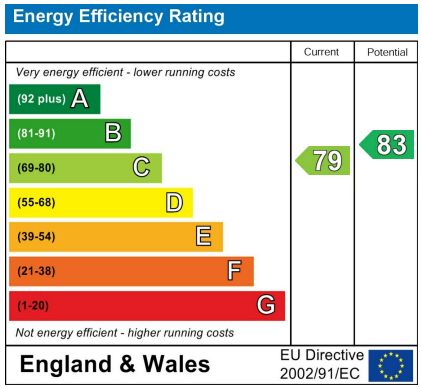
Ground Floor
Approx. 66.8 sq. metres (719.5 sq. feet)

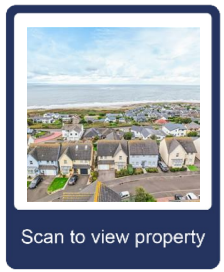


First Floor
Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 126.1 sq. metres (1356.9 sq. feet)





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.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan