



91, Main Road
CF32 0PW

Watts
& Morgan



91, Main Road

Ogmore-by-sea, CF32 0PW

£650,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

Situated in the highly sought-after, coastal village of Ogmore By Sea, No. 91 Main Road is offered to the market with some of the most magnificent uninterrupted sea and costal views from the front of the property. This property offers flexible living accommodation and is situated in a desirable spot within walking distance of various beaches, local shops and amenities and just a short drive from Bridgend town centre and junction 36 of the M4 motorway. Accommodation comprises of; Entrance hall, lounge, sitting room, dining room, shower room, kitchen, breakfast room/utility, First flooring landing; private balcony with beautiful sea views, four double bedrooms and a 4-peice family bathroom. Externally enjoying front and rear landscaped gardens, private driveway providing off road parking and a single garage. EPC "D"

Directions

• Bridgend Town Centre 5.4 miles • Cardiff City Centre 25.6 miles • M4 (J36) 6.8 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via double doors into the porchway with tiled flooring and a fully glazed courtesy door leading into the entrance hallway with a solid hardwood staircase up to the first floor. The main living room is a spacious reception room with windows to the front and rear of the property and offers oak flooring. The sitting room is a further versatile room with French doors opening out on the rear garden. The dining room offers carpeted flooring ample space for free standing furniture and windows over looking the front. The kitchen has been comprehensively fitted with a range of shaker style wall and base units with solid wood work surfaces over and tiled flooring. Integral appliances to remain include; Fridge, Freezer, dishwasher, oven, grill, 4-ring hob and stainless steel extractor fan, stainless steel sink and windows over looking the front. Access into the utility/ breakfast room with further storage and work surfaces and space for appliances and free standing furniture, windows over looking the rear. The boot room offers space for storage, door leading out to the rear garden and a access in a storage unit. .

FIRST FLOOR

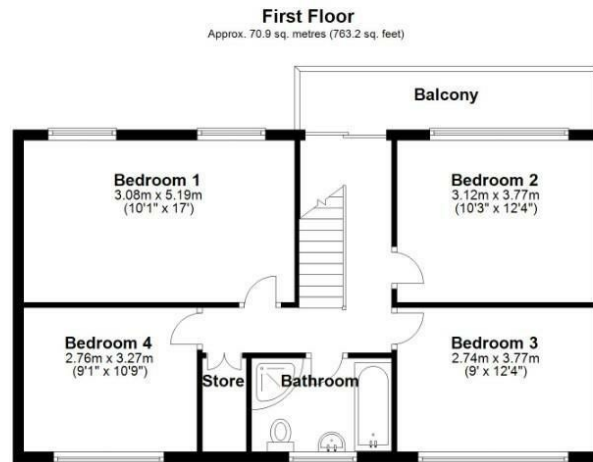
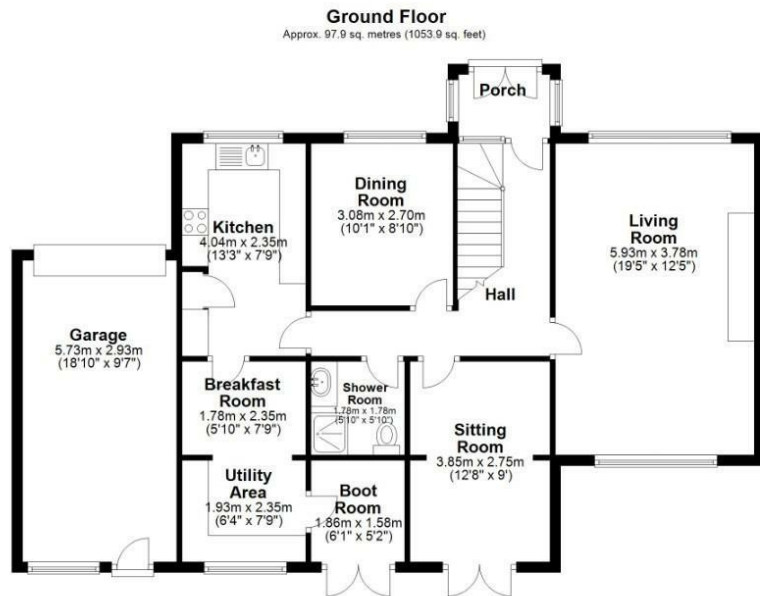
The first floor landing offers carpeted flooring and a fully glazed door opens out onto a wonderful balcony providing wide spread sea views over Ogmores-by-sea and beyond. Bedroom one is situated to the front of the property with two sets of windows over looking the sea. Bedroom two is a further double room with windows over looking the front. Bedroom three and four are both good sized double bedrooms situated to the rear of the property. The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, WC and wash hand basin and separate shower cubicle with sliding door. The bathroom offers fully tiled walls and flooring and windows to the rear.

GARDENS AND GROUNDS

No. 91 is approached off Main Road in the seaside village of Ogmores-by-Sea, sat on one of the most desirable spots with beautiful uninterrupted sea views from the front and wide spread views beyond from the raised balcony ideal for outdoor furniture. To the front of the property is a private gated driveway providing off road parking leading to the single garage. The front of the property offers a lawned garden with outdoor patio area wrapping around to a large rear enclosed garden. The rear garden features a range of mature shrubs and flowers.

SERVICES AND TENURE

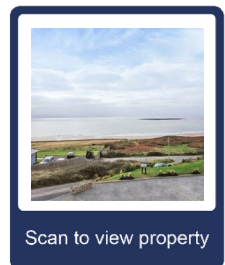
Freehold. All mains connected.



Total area: approx. 168.8 sq. metres (1817.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) 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 & 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.



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