



4, West Farm Close  
CF32 0PT

Watts  
& Morgan



# 4, West Farm Close

Ogmore-By-Sea, CF32 0PT

**£1,800,000 Freehold**

5 Bedrooms | 5 Bathrooms | 3 Reception Rooms

Exceptional Architect-Designed Coastal Residence with Panoramic Sea Views Occupying a prime position in the highly desirable coastal village of Ogmore-by-Sea, this outstanding architect-designed five-bedroom detached residence offers over 5,000 sq ft of versatile living accommodation. Rebuilt in 2019 to an exceptional standard, the property has been thoughtfully designed with a reverse-living layout to fully capitalise on its breathtaking panoramic sea views.

Set within a generous plot, this contemporary family home combines striking architectural design with luxurious modern living, providing spacious and flexible accommodation ideally suited to both family life and entertaining. The accommodation comprises a welcoming entrance hallway, an impressive open-plan kitchen, dining and living space with access to an extensive balcony enjoying spectacular coastal views, a walk-in pantry, utility room, separate WC, games room, gym, and direct access to the substantial four-car garage.

The first floor hosts two generous double bedrooms, both benefitting from private en-suite facilities and direct access onto a balcony, creating superb private retreats with elevated outlooks. The lower ground floor provides three further spacious double bedrooms, each with its

## Directions

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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 local community hub with coffee shop along with a 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

Entered via an impressive aluminium front door on the ground floor, the property immediately showcases its exceptional contemporary design. A striking oak staircase with glass balustrading rises to the principal first-floor living accommodation, while a useful double storage cupboard provides practical everyday convenience. The ground floor benefits from porcelain tiled flooring and underfloor heating throughout. Designed to maximise the spectacular coastal outlook, the first floor centres around a stunning open-plan kitchen, dining and living space. Finished with porcelain tiled flooring, this remarkable room features double-glazed sliding doors opening onto a spacious composite balcony with tinted glass balustrading, creating an outstanding entertaining area with ample space for outdoor seating and a hot tub, all whilst enjoying breath-taking panoramic sea views. The living area is flooded with natural light through two sets of floor-to-ceiling windows that perfectly frame the coastal scenery. A vaulted ceiling with Velux roof windows enhances the sense of space, while bespoke remote-controlled blinds have been fitted throughout. Additional features include air conditioning, an integrated surround sound speaker system, and a range of contemporary LED lighting. The beautifully appointed kitchen has been fitted with an extensive range of shaker-style wall and base units complemented by quartz work surfaces and a coordinating central island with breakfast seating. A comprehensive range of integrated appliances includes dual ovens, a combination grill/microwave oven, larder fridge and freezer, induction hob with integrated extractor, dishwasher, and wine cooler. The kitchen also benefits from an inset sink with drainer and instant hot water tap. Ideal for both family living and entertaining, this impressive space is further enhanced by a superb walk-in pantry, fitted with matching quartz work surfaces and additional storage solutions. A conveniently located cloakroom/WC serves this floor. The utility room continues the high-quality finish, featuring matching quartz work surfaces together with plumbing and space for multiple appliances. The home gym provides a versatile and well-proportioned space, complete with sliding doors opening to the side of the property, making it suitable for a variety of uses. The games room offers a substantial additional reception space, currently arranged as an entertainment room but equally suited as a sitting room, cinema room, home office, or family room. It benefits from carpeted flooring and a large front-facing window. Completing this level is internal access to the impressive four-car garage and workshop, providing exceptional storage, secure parking.

The first-floor hosts two exceptional bedroom suites. The principal bedroom is a superb double bedroom enjoying breath taking panoramic sea views and direct access onto a private composite balcony, creating a tranquil retreat from which to enjoy the stunning surroundings. Complementing the bedroom is a spacious walk-in dressing room and a luxurious fully tiled four-piece en-suite bathroom. The second bedroom is another generous double room with carpeted flooring and sliding doors opening onto a composite balcony. This bedroom also benefits from a beautifully appointed, fully tiled three-piece en-suite shower room.

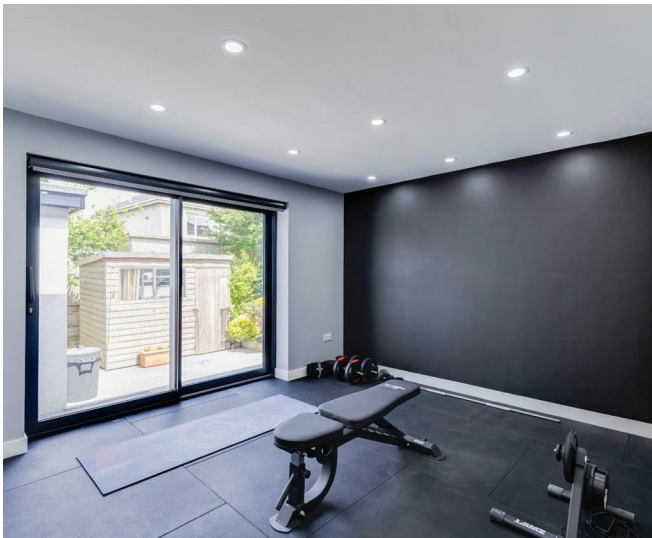
The lower ground floor provides three further generously proportioned double bedrooms, each thoughtfully designed to maximise the property's exceptional coastal setting. All three bedrooms benefit from front-facing windows that frame the stunning sea views, creating bright and inviting spaces filled with natural light. Each bedroom is complemented by its own luxurious en-suite bathroom, finished to a high specification with contemporary fittings, making this level ideal for family members or visiting guests seeking privacy and comfort. Also located on this floor is access to a substantial basement storage room, offering an abundance of practical storage space and excellent potential for a variety of uses, subject to individual requirements.

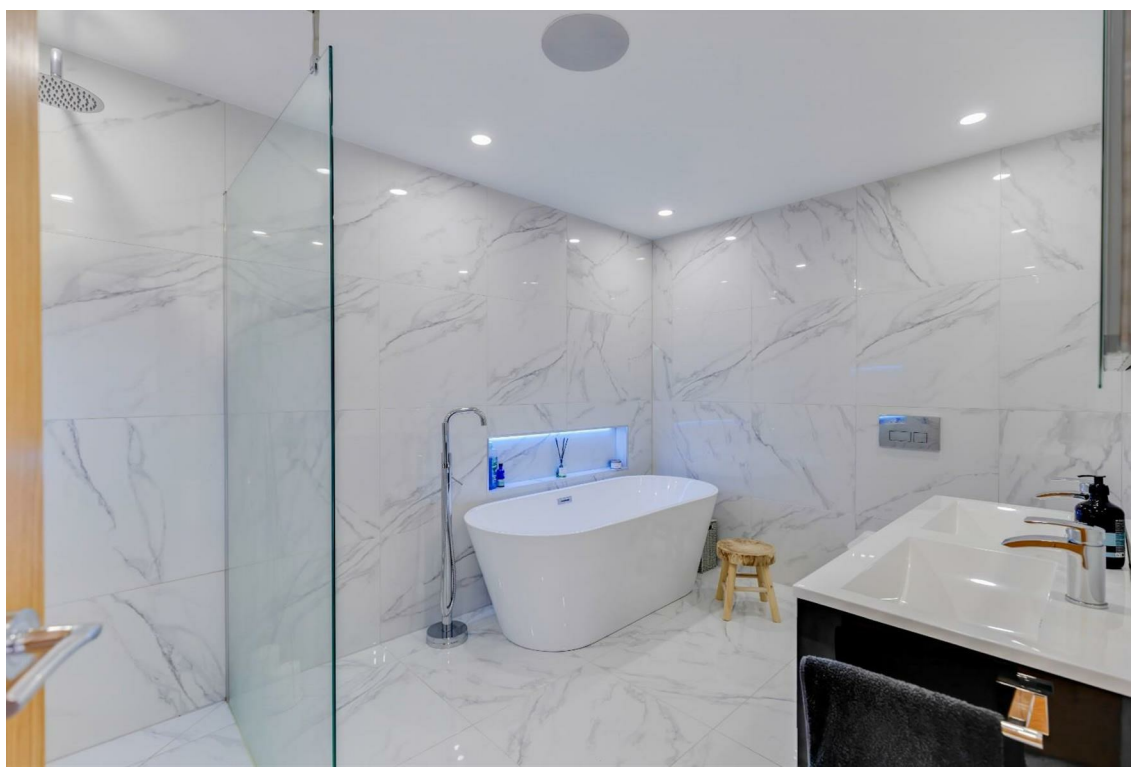
## GARDENS AND GROUNDS

No. 4 is approached via West Farm Close and occupies an enviable position enjoying panoramic sea views to the front elevation. The property benefits from extensive private parking across two separate driveways, providing ample space for multiple vehicles and leading to an impressive integral four-car garage with a remotely operated electric door. A contemporary pathway with glass balustrading enhances the property's striking exterior and creates an impressive approach to the home. The generous plot has been thoughtfully landscaped to provide a private and enclosed outdoor environment, featuring an attractive water feature, patio areas ideal for outdoor dining and entertaining, and a variety of mature trees and established shrubs that offer a high degree of privacy and seclusion. The beautifully maintained grounds wrap around the property, with pathways providing access to all sides and leading to a further secluded seating area at the rear, creating a number of spaces from which to relax and enjoy the exceptional coastal setting.

## ADDITIONAL INFORMATION

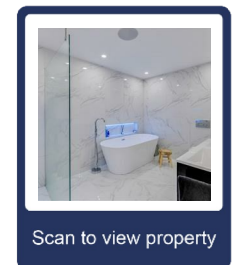
Freehold. All mains services connected. EPC rating "D". Council Tax "G".







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	87
<b>England &amp; Wales</b>	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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