



39, Seaview Drive  
CF32 0PB

Watts  
& Morgan



# 39, Seaview Drive

Ogmore-By-Sea, CF32 0PB

**£525,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An opportunity to acquire this three bedroom detached bungalow with uninterrupted sea views situated in a prime position in Ogmore By Sea. The property is being sold with no onward chain. Located just a stone's throw from Ogmore By Sea beach itself, walking distance of local village amenities. Accommodation comprises of sun room, hallway, lounge, dining room, kitchen/breakfast room, three good size bedrooms, bathroom with separate cloakroom. Externally offering a private driveway, single garage and front and rear landscaped gardens.

## Directions



Your local office: Bridgend

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

## 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 peninsula 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

Entered through a PVC door into the sun room with tiled flooring, double doors to the front and a built-in seating area with wonderful sea views. An internal door leads into the main hallway with tiled flooring, built-in storage cupboard, access to the loft hatch and all doors lead off. The cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin. The living room is a spacious reception room with carpeted flooring, electric fire and a bay window to the front aspect with uninterrupted views over Ogmore By Sea and Porthcawl. An arch opens into the dining area with carpeted flooring, ample space for freestanding table and a further bay window with sea views. The kitchen/breakfast room is fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splashbacks, PVC door opening out to the side and a window to the side aspect with sea views. Integrated appliances include integrated oven and grill, 4-ring electric hob and stainless steel sink with drainer. The freestanding appliances also to remain include fridge freezer, dishwasher and washing machine. A built-in breakfast bar area with space for stools. Bedroom one is a double bedroom with built-in wardrobes, carpeted flooring and windows to the front and rear aspects. Bedroom two is a second double bedroom with carpeted flooring, built-in wardrobes, dressing table and a window to the rear. Bedroom three is a single bedroom with carpeted flooring, built-in wardrobes and storage and window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the side.

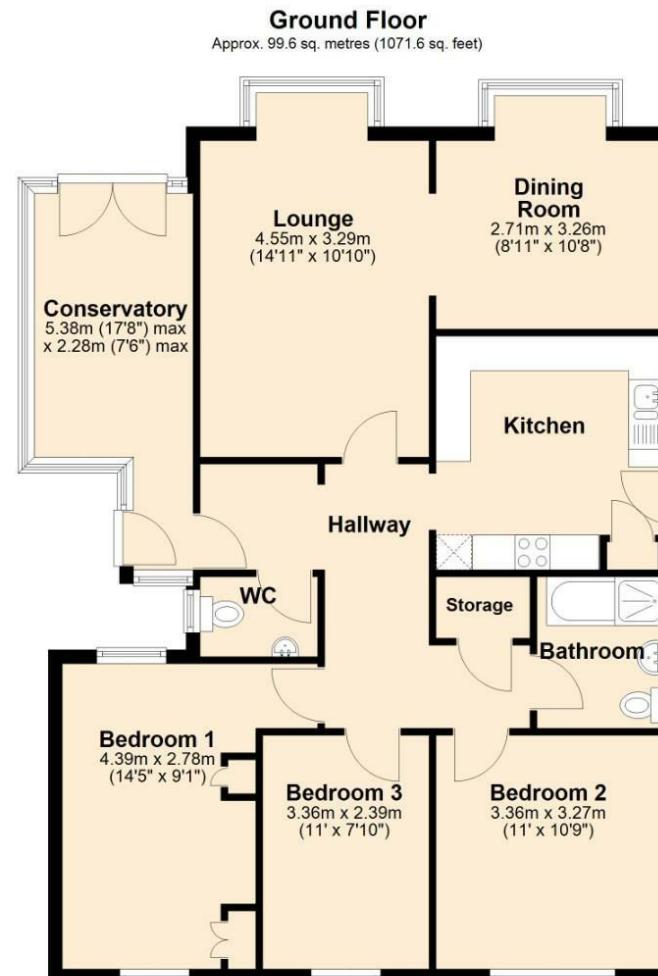
### GARDENS AND GROUNDS

Approached off Seaview Drive No.39 benefits from uninterrupted sea views over Ogmore By Sea. The property benefits from a private block pavia driveway to the side with off-road parking for numerous vehicles leading up to the single garage with electric door and power supply. There is a further outdoor brick built store. To the front the garden consists of a lawned area with abundance of colourful shrubs and flowers with a built-in seating area to enjoy the sea views. To the rear of the property is a low maintenance garden laid with patio with steps leading up to a raised section perfect for outdoor furniture to enjoy the sea views. There is side access around to the front from both sides.

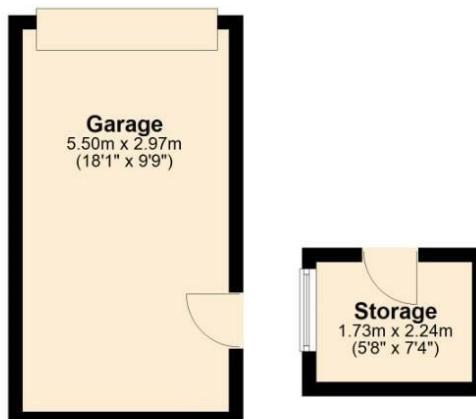
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "F".

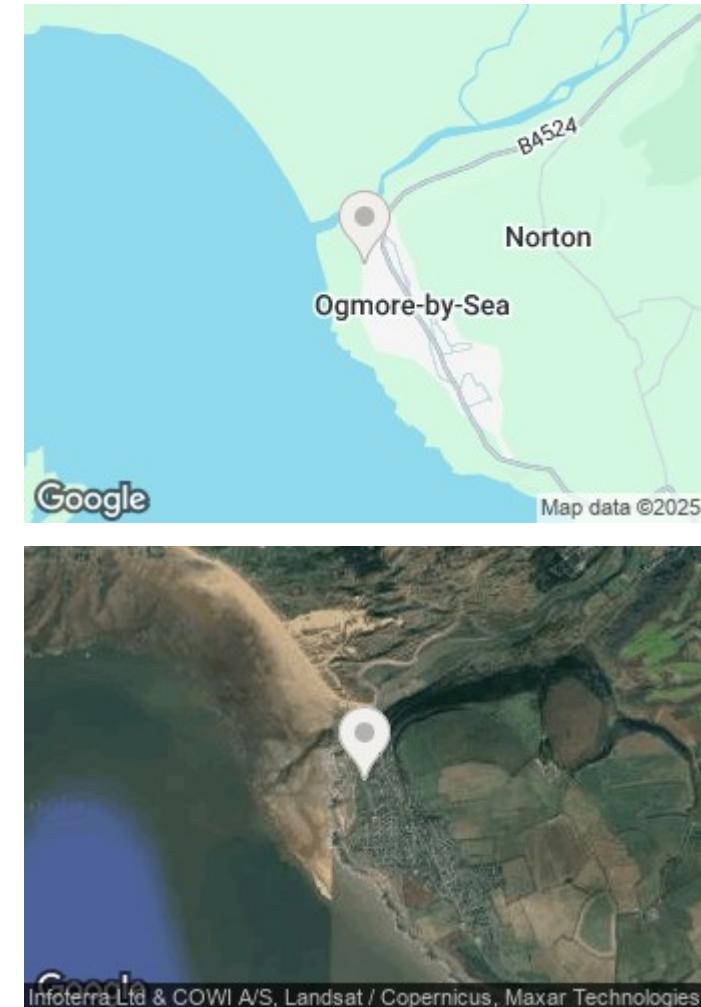




**Outbuildings**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 20.2 sq. metres (217.6 sq. feet)

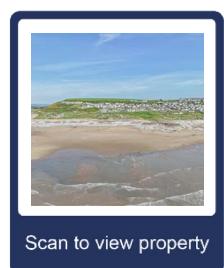


Main area: Approx. 99.6 sq. metres (1071.6 sq. feet)  
Plus outbuildings, approx. 20.2 sq. metres (217.6 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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