



22, Somerset View
Ogmore By Sea, CF32 0PP

Watts
& Morgan

22 Somerset View

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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A generous four double bedroom detached property situated with wonderful sea views in Ogmore By Sea and being sold with tenants in situ. Spanning over 1560 sqf and Located in the seaside town of Ogmore By Sea just a short walk from local village amenities, Ogmore Beach itself and close proximity to Bridgend Town Centre and Cowbridge. The property comprises of entrance hall, spacious living room, study, kitchen/ dining room, utility. First floor landing, bedroom one with ensuite bathroom, three further double bedrooms and a family bathroom. Externally the property offers a private drive, single garage, wrap around garden and sea views. BUY TO LET ONLY. BEING SOLD WITH TENANTS IN SITU.

Directions



Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC door into the entrance hallway with staircase leading to the first floor. The study is to the front of the property with a window to the front and carpeted flooring. The main living room is a great size reception room with windows to the front, carpeted flooring and a central feature electric fireplace with windows to the rear aspect as well. The kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is an integrated oven and grill, 4-ring gas hob and extractor fan. The kitchen benefits from vinyl flooring, dual bowl sink and space for a freestanding fridge freezer. There is ample space for a dining table, windows to the side and sliding doors leading out to the garden. Leading into a utility room which is fitted with wall and base units and work surfaces over. There is space and plumbing provided for two appliances and the utility houses the 'Baxi' gas boiler. There is vinyl flooring and a PVC door opening out to the rear garden.

The first floor landing offers carpeted flooring and multiple built-in storage cupboards. Bedroom one is a generous double bedroom with carpeted flooring, windows to the side with sea views leading to an ensuite bathroom. The ensuite is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls and a window to the side. Bedroom two is a second double bedroom with carpeted flooring and windows to the front. Bedroom three is a third double bedroom with carpeted flooring, built-in storage cupboard and windows to the front. The fourth bedroom is a great size double bedroom with carpeted flooring and windows to the side. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring, tiling to the walls and window to the side.

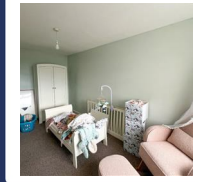
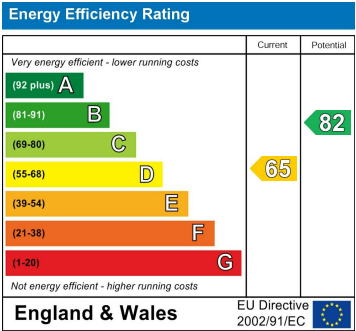
GARDENS AND GROUNDS

Approached off Somerset View No.22 benefits from an elevated position with sea views. The property has a private drive with off-road parking for two vehicles in front of a single garage and there is a front lawned garden wrapping around to the rear. To the rear is an enclosed patio area with a raised decked area perfect for outdoor furniture.

ADDITIONAL INFORMATION

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

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.



Scan to view property

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