



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.

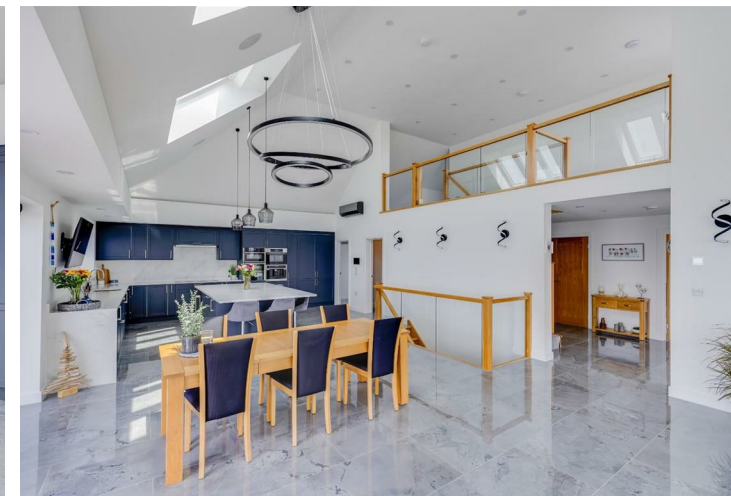
The first floor hosts two generous double bedrooms, both benefitting from private en-suite facilities and direct access onto a balcony, creating superb private retreats with elevated outlooks. The lower ground floor provides three further spacious double bedrooms, each with its

Directions

Your local office: Cowbridge

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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.





Total area: approx. 541.9 sq. metres (5833.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Scan to view property

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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