
16, Craig Yr Eos Avenue
Ogmore by Sea, CF32 0PF
Watts
&Morgan



16, Craig Yr Eos Avenue

Ogmore by Sea CF32 0PF

£875,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A delightful and thoughtfully created 4 bedroom family home located within this modern development and enjoying a peaceful location in easy reach of the coastline. Hallway, open plan kitchen/living/ dining room, family lounge, study. Also ground floor cloakroom and utility room. Largest, principal bedroom with en suite shower room, second en suite guest bedroom, two further doubles and family bathroom. Ample driveway parking, integral double garage, large front lawn with wonderfully sheltered garden to the rear including lawn, landscaped borders and paved seating area.

Directions

Your local office: Cowbridge
T 01446 773500
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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 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

No 16 Craig Yr Eos Avenue is one of a small, exciting modern development of stylish and well thought through contemporary homes. Located to one corner of the cul-de-sac, it enjoys an elevated position with views from the first floor bedrooms onto the Bristol Channel and beyond. Steps lead up from the driveway to an entrance porch into the hallway from which stairs lead to the first floor and doors lead to the principal reception rooms. A cloakroom is accessible from the hallway. A family lounge and a study (possible fifth bedroom) both overlook the front garden. To the rear of the property is a superb, large open plan family living space, a kitchen/living/dining room. The sizeable kitchen and includes a wonderful range of fitted units with quartz work surfaces; appliances, where fitted, are to remain and include hob, oven, separate microwave/oven combi with plate warming drawer, fully integrated fridge, freezer and dishwasher. Matching work surfaces form a central island and breakfast bar. An adjacent utility room has additional storage and space/plumbing for washing machine and a dryer; a door from here links through into the integral garage. Two sets of bifold doors, from the kitchen and living area, open onto a broad paved patio area with lawn beyond.

To the first floor, a central galleried landing area has doors leading to all four floor bedrooms and to the family bathroom. The largest, principal bedroom overlooks the rear garden and includes a floor to ceiling headboard wall neatly screening wardrobes and storage area behind. It has its own en suite shower room with twin hand basins. A second guest bedroom also has its own en suite shower while the third and fourth bedrooms are both doubles; both share use of the family bathroom.

GARDENS AND GROUNDS

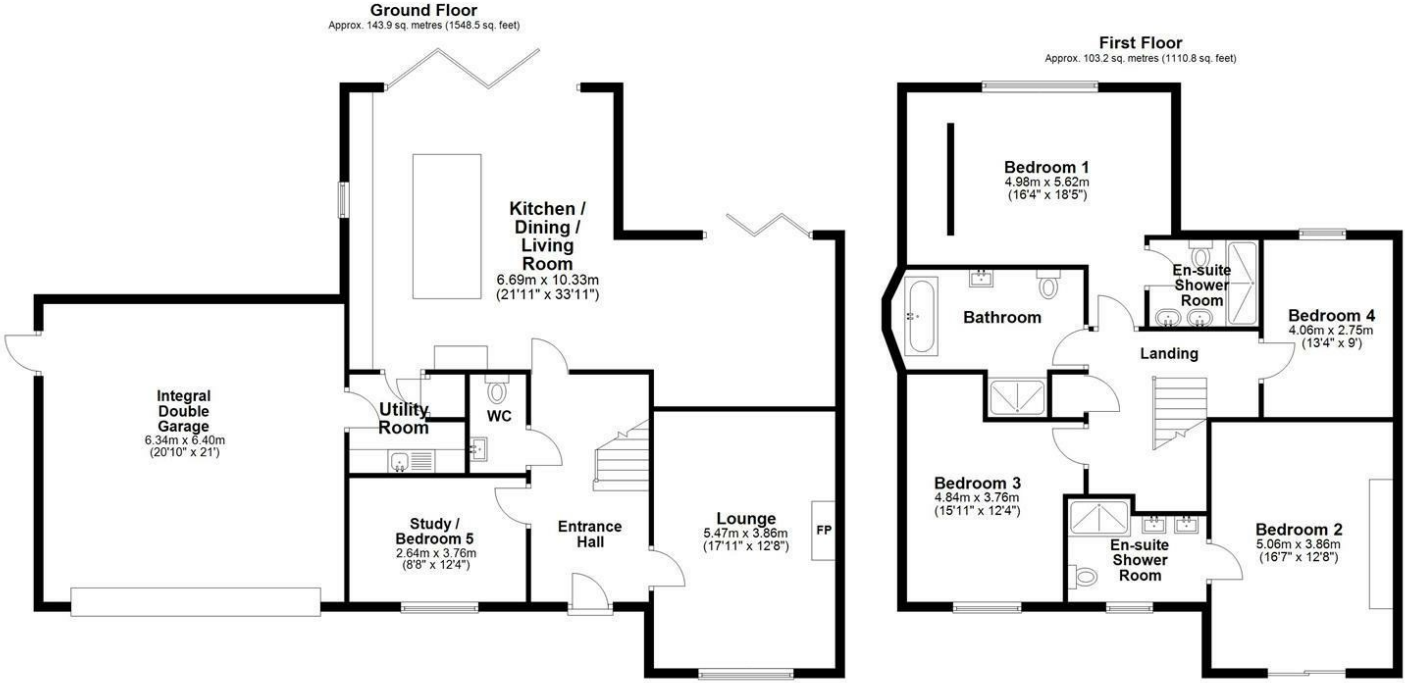
The property is tucked away to the corner of this development, to the very edge of this cul-de-sac. It is accessed via a section of driveway shared by two other houses. A driveway immediately fronts the garage and has room for a number of cars to park while an electric, double width up and over door opens into the garage. The garage is particularly sizeable includes a door into the rear garden and steps lead up to a second door into the utility room. There is gated access to both sides of the property. To the rear of the property is a lovely landscaped and sheltered garden. This neat space includes a great paved seating area extending, in turn, onto a larger area of lawn bordered by planted beds and some …… trees to provide screening and privacy.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G

PROCEEDS OF CRIME ACT 2002

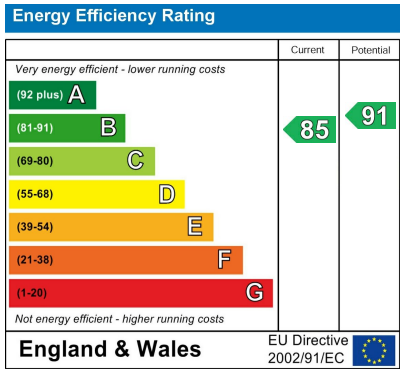
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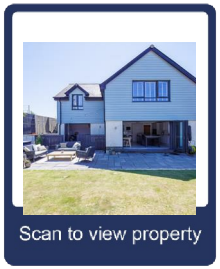


Total area: approx. 247.1 sq. metres (2659.3 sq. feet)









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