



Zephyr, Craig Yr Eos Avenue,  
Ogmore By Sea, Vale of Glamorgan, CF32 0PF

Watts  
& Morgan



# Zephyr, Craig Yr Eos Avenue,

Ogmore By Sea, Vale of Glamorgan, CF32  
OPF

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**Guide price: £699,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A delightful, modern coastal property capturing the essence of a beach house having fine sea views and with light, airy accommodation throughout. Open plan kitchen/living/dining space with balcony to, two double bedrooms both en suite to the top floor and an additional living/bedroom suite to the lower ground floor living / bedroom space with its own shower room. Also utility room and multi purpose study / workroom / store. Far reaching sea views from the ground floor and first floor balconies, looking out over Ogmore by Sea onto the Bristol Channel and beyond. Landscaped, sheltered garden to the rear; parking to the front.



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## Directions

Cowbridge Town Centre – 9.5 miles

Cardiff City Centre – 22.2 miles

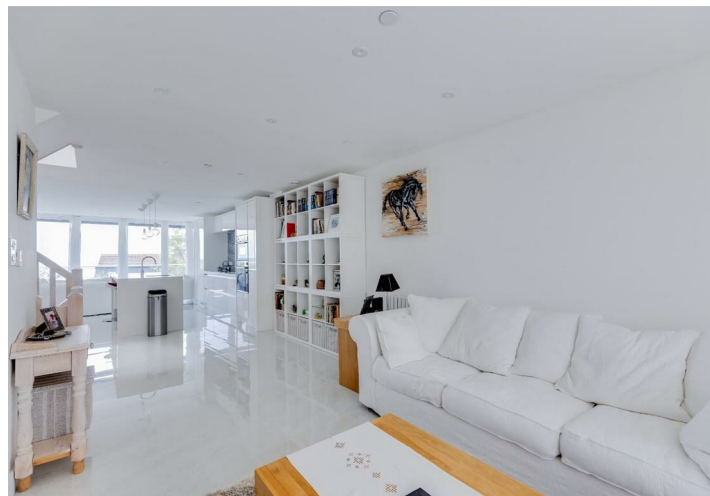
M4 J35 Pencoed – 8.1 miles

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## Summary of Accommodation

### About the property

Zephyr is a modern house in an exclusive, small development within yards of the shore line in Ogmores By Sea. Its modern design and construction enables the best of modern facilities and capturing the essence and feel of a beachside home with great sea views and light, airy accommodation throughout. Entrance to the property is via a covered porch into a ground floor hallway with cloakroom off and tiled floor extending throughout the ground floor. This wonderful, white washed living space includes a distinct sitting area, kitchen space and dining area beyond. To the far western end of the kitchen/living/dining space are floor to ceiling doors and windows looking out over, and opening onto, a deep and sheltered balcony from which to enjoy the fine views over Ogmores By Sea onto the Bristol Channel and beyond. The sleek, modern kitchen itself includes a great range of units with quartz surfaces, central island and polished granite splashback. Appliances, where fitted, are to remain and including 'Siemens' hob, double oven/grill, fully integrated fridge, freezer and dishwasher. From this open plan living space stairs lead down to lower ground floor accommodation and lead up to the first floor bedrooms.

The lower ground floor offers an immense degree of flexibility of usage. A central lobby gives access into a neat utility room with space/plumbing for washing machine and a deep cupboard to one end housing the mains gas central heating boiler. A second room is a large multi-use room, currently used as a home study and store and with potential for many and varied uses. The lower ground floor lobby area also opens up into a great extra living room / bedroom with floor-to-ceiling windows and doors looking out over, and opening onto, flagstone paved patio with garden beyond. To the corner of this room is a neat shower room/WC with this space having considerable potential to be used as a third bedroom or as an additional living room/maisonette.

To the first floor there are two double bedrooms accessed from the galleried landing area over lit by a Velux skylight window. The double bedroom looking on to Craig yr Eos Avenue includes its own neatly fitted hanging /storage and feature an en suite shower room. The largest, principal bedroom is to the rear of the property and positioned to enjoy quite outstanding elevated and far reaching views over Ogmores By Sea and the Bristol Channel. There is a ample room for a generous double bed. An en suite bathroom with 'Lusso' stone double ended bath and separate shower room cubicle. There is, in addition, a walk-in wardrobe/dressing room with some hanging and storage to remain. This bedroom is open to the pitch of the ceiling and has its own particularly deep balcony from which to enjoy the amazing views.

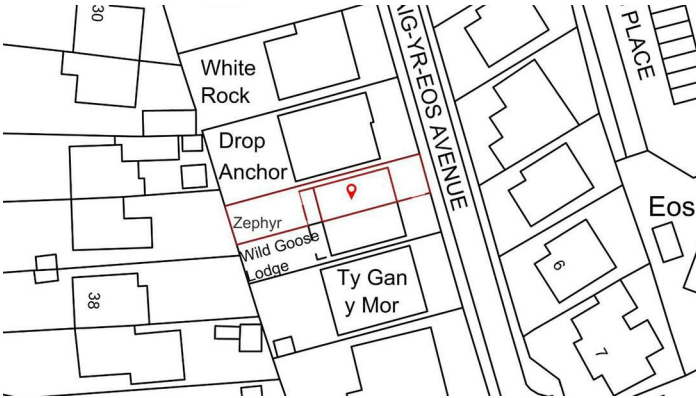


### Garden & Grounds

From Craig Yr Eos Avenue, a drop down curb leads to two parking space fronting the property. A path leads from here to the principal entrance doorway while a gated entrance, to one side, leads to paved steps leading down to the rear garden and the lower ground floor. To the rear of the property is a lovely landscaped garden, enclosed by fencing and enjoying a south westerly aspect to catch the afternoon and evening sun. It includes a broad, deep paved area accessed from the lower ground floor and extends, in turn, onto a larger garden planted with wild flower beds with a paved path meandering through.

### Additional Information

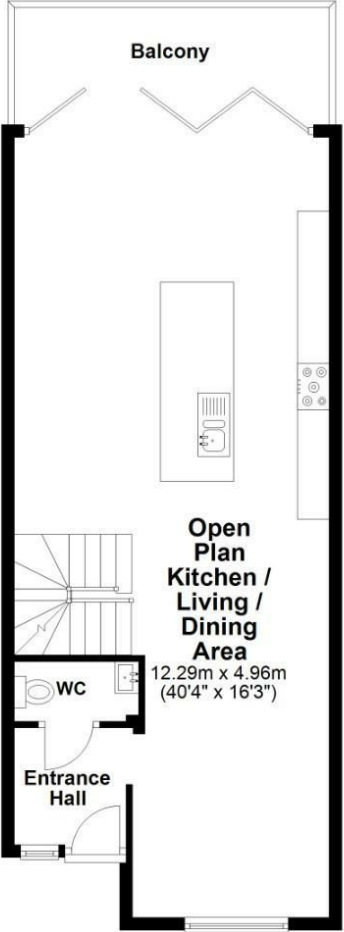
Freehold. All mains services connected. Gas-fired central heating. Council tax: Band F



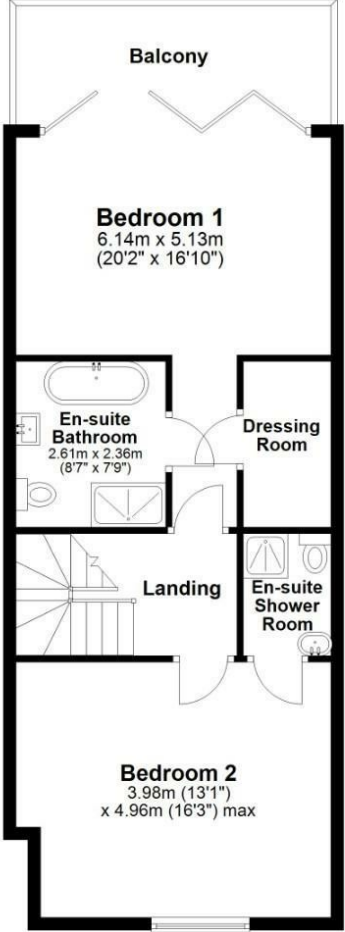
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



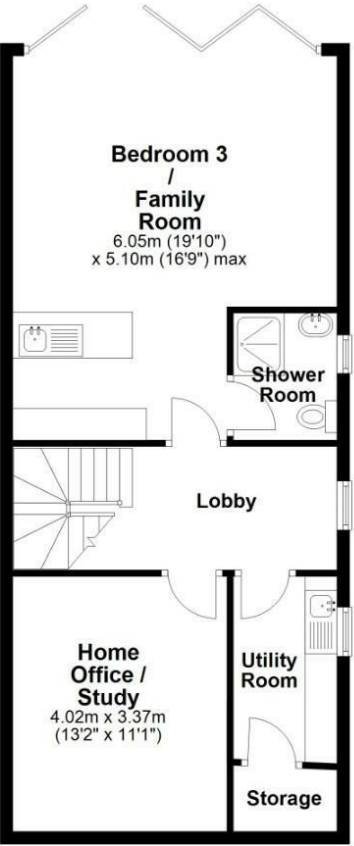
**Ground Floor**  
Approx. 63.9 sq. metres (687.8 sq. feet)



**First Floor**  
Approx. 61.3 sq. metres (660.0 sq. feet)



**Lower Ground Floor**  
Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 187.5 sq. metres (2018.5 sq. feet)

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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