



6 Y Graig, Craig Yr Eos Road  
Ogmore By Sea, Vale of Glamorgan, CF32 0QN

Watts  
& Morgan



# 6 Y Graig, Craig Yr Eos Road

Ogmore By Sea, Vale of Glamorgan, CF32 0QN

**£219,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This beautifully positioned two-bedroom, two-bathroom ground floor apartment is located in the highly desirable coastal village of Ogmore-by-Sea. With French doors opening onto a south-facing communal garden, residents can enjoy uninterrupted views of the Bristol Channel, creating a peaceful and scenic backdrop to everyday living.

The apartment is just a short stroll from the popular Hardy's Bay, offering easy access to the beach and stunning coastal walks. Inside, the property features a practical, well-equipped kitchen with integrated appliances, a comfortable living area, a master bedroom with an en-suite shower room, a second double bedroom, and a modern family bathroom.

This property sits within the Cowbridge School catchment area, making it an appealing choice for families as well as those looking to downsize, purchase a second home, or invest in a holiday let. Ogmore-by-Sea itself benefits from a friendly community atmosphere, with a local shop, community centre, and regular 303 bus service connecting to Bridgend and nearby villages.

Offering a perfect blend of seaside charm, convenience, and potential, this apartment presents a rare opportunity to secure a slice of life on the coast.



## Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 27.1 miles

M4 Motorway Pencoed – 8.2 miles

Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

Located in the heart of the sought-after coastal village of Ogmore-by-Sea, this ground floor, two-bedroom, two-bathroom apartment offers a rare opportunity to embrace seaside living at its best. Ideal for downsizers, holiday home seekers, or as a potential holiday let, the apartment is full of potential and enjoys a peaceful yet convenient setting.

The welcoming living room is bathed in natural light, with French doors that open directly onto the communal south-facing garden, offering uninterrupted views over the Bristol Channel—a truly special backdrop to daily life. The kitchen, while compact, is thoughtfully designed with an integrated fridge/freezer, electric hob, and single oven, providing everything needed for efficient day-to-day living.

Accommodation includes a spacious master bedroom with en-suite shower room, a second double bedroom, and a modern three-piece family bathroom, creating a comfortable and practical home layout.



Garden & Grounds

One of the property’s standout features is its access to a communal south-facing garden, perfect for soaking in the sun and sea views. The well-kept outdoor space offers a tranquil setting to relax or entertain while enjoying the breathtaking coastal scenery. The French doors from the living room create a seamless flow between indoor and outdoor living.

A short stroll from the apartment brings you to Hardy’s Bay, a popular local spot known for its stunning natural beauty, making this property a true gem for beach lovers and walkers alike.

Additional Information

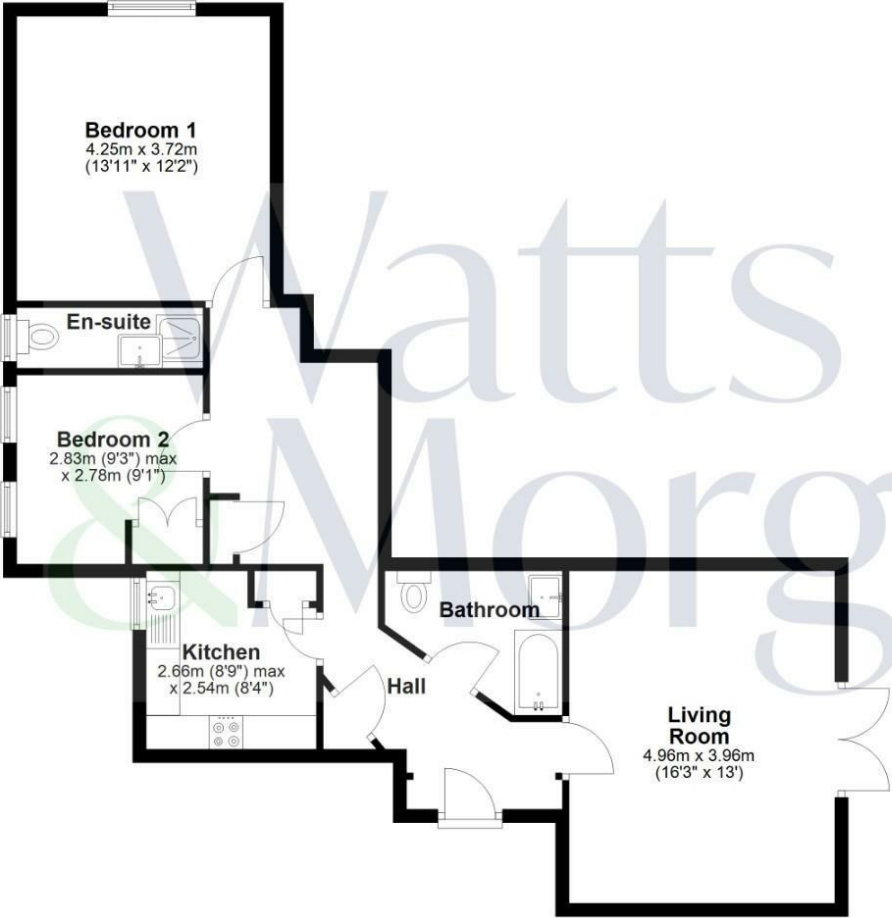
Leasehold. 125 years from 2002. Ground rent: £100 pa. Service charge: currently £2259  
All mains services connected. Council tax: Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor  
Approx. 74.8 sq. metres (805.6 sq. feet)



Outbuilding  
Approx. 14.4 sq. metres (155.1 sq. feet)



Total area: approx. 89.3 sq. metres (960.7 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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