



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

Watts  
& Morgan



# 9 Y Graig, Craig Yr Eos Road,

Ogmore By Sea, Vale of Glamorgan, CF32 0QN

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**Guide price: £249,950**

**Leasehold - Share of Freehold**

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 west-facing terrace and communal garden enjoying uninterrupted views over the Bristol Channel. The apartment is just a short stroll to Ogmore beach offering stunning coastal walks and sunset views.

The sizeable accommodation includes; a fitted kitchen with integrated appliances, a generous lounge/dining room with sea views, a master bedroom with an en suite and a second double bedroom plus family bathroom. With allocated parking space, several visitor spaces, single garage and communal gardens to enjoy.

No ongoing chain. EPC Rating C.

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## Directions

Cowbridge Town Centre – 9.4 miles

Cardiff City Centre – 22.1 miles

M4 J35, Pencoed – 7.7 miles

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**Your local office: Cowbridge**

**T: 01446 773500**

**E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)**





## 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 family home by the sea, the apartment is full of potential and enjoys a peaceful yet convenient setting.

The welcoming lounge/dining room is bathed in natural light, with large bay window which overlooks the communal south-facing garden, offering uninterrupted views over the Bristol Channel - a truly special backdrop to daily life. The kitchen is thoughtfully designed with an integrated fridge/freezer, gas hob with oven beneath and washer/drier.

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

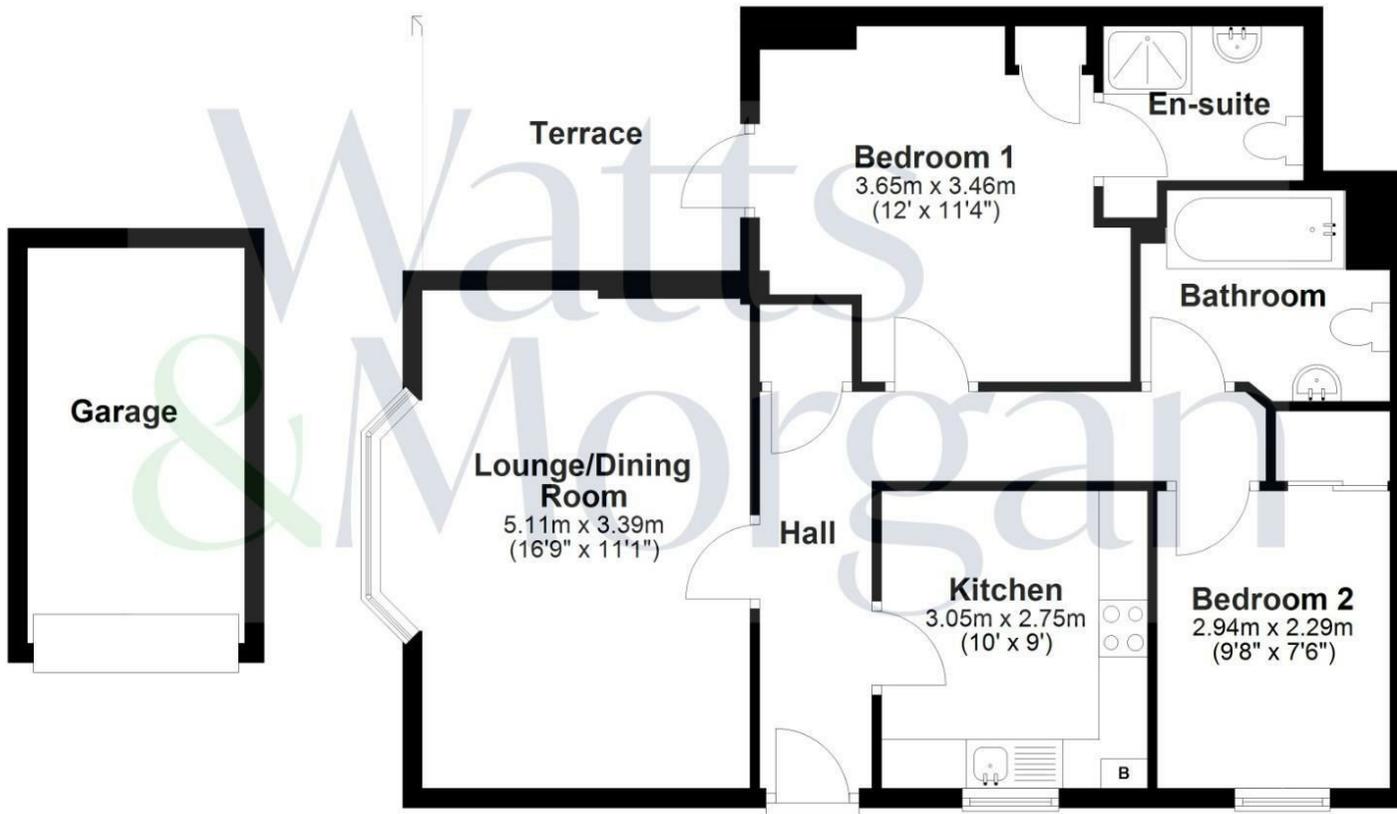


### Additional information

Leasehold 999 years from 2002 (975 yrs remaining).  
Share of the freehold (no ground rent payable)  
Service charge: approx £2,384 p/a.  
All mains services connected. Council tax: Band E.

## Ground Floor

Approx. 76.3 sq. metres (821.4 sq. feet)

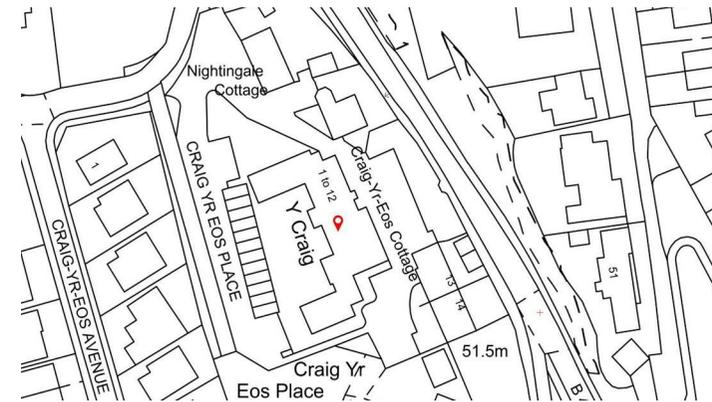


Total area: approx. 76.3 sq. metres (821.4 sq. feet)

## Garden & Grounds

One of the property's standout features is its access to a communal west-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 door from the main bedroom create a seamless flow between indoor and outdoor living.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	<b>76</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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