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## Apartment 7, Horizon Slon Lane

Ogmore-By-Sea, CF32 0PN

Price £425,000

HARRIS & BIRT



Horizon is a detached, two storey, block of just seven luxury apartments. Built in 2017 and set in circa two acres of gardens and grounds stretching down to the seashore. Enjoying wide ranging views across the Bristol Channel towards Devon. Apartment Seven enjoys an attractive first floor location taking full advantage of the views, particularly from the living room with one wall in floor to ceiling glass. Open plan kitchen/dining/living room also enjoying sea views along with both double bedrooms. There are two luxury bathroom, one of which is en suite to the master bedroom. Useful utility area off the hallway. Private balcony with access directly from the living room. Dedicated parking for two cars. Full mains gas fire underfloor central heating and double glazing.

Ogmore by Sea is a small coastal village located where the river Ogmore flows into the Bristol Channel and offering wonderful walks along the Heritage Coastline. Local facilities include a village store, local restaurant Iain & Hillary's by the Sea, newly opened community café, a craft shop and a church. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables who exercise on the large beach. The adjoining village of St Brides Major includes a primary school, post office and general store. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.



## Accommodation

### Ground Floor

#### Communal Entrance Hall

Entered via external glazed storm doorway at the front of the property into communal entrance hall. At the end of the hallway on the left hand side is a door leading to through to communal rear lobby and glazed storm door leading out to the rear car park. Staircase takes you to first floor. The apartment is through the door on your right at the top of the stairs.

#### Entrance Hall 16'10" x 4'7" (5.13m x 1.40m)

Entered via fire door from communal entrance. Del Conca Oak effect tiled flooring. Inset ceiling lighting. Good sized double door storage cupboard at the end of the hall.

#### Living Room 17'4" x 20'1" (5.28m x 6.12m)

Very attractive and light living room with one wall in floor to ceiling double glazing with superb views and access directly to the private terrace by sliding central double glazed doors. Inset ceiling lighting. Del Conca Oak effect tiled flooring.

#### Kitchen/Dining Room 17'4" x 9'5" (5.28m x 2.87m)

Open plan to the living room and designed to also take advantage of the views with additional front window. Matching floor tiles and decor. Kitchen by Sigma 3 features extensive L - shaped range of wall and base units finished in Sutton silk light grey and graphite. Silestone Blanco Norte work surface and matching upstands with lighting between wall and base units. Features include integrated Smeg oven and Smeg microwave over, built under integrated

dish washer and built in four ring induction hob with glass back plate and extractor over. Built in fridge freezer with decor panel, built under four bin recycling unit. Inset stainless steel 1.5 bowl sink unit with pan washer mixer tap, corner cantilever fold out storage units.

#### Master Bedroom 11'2" x 16'2" (3.40m x 4.93m)

Triple floor to ceiling double glazed windows enjoying spectacular coastal views. Carpeted floor. Inset ceiling lights. Range of fitted wardrobes.

#### Master Suite Bathroom One

Quality high specification bathroom with suite in white comprising bath with wall mounted side mixer and shower over with glazed shower screen. Low level concealed cistern WC. Cantilevered wash hand basin with chrome mixer tap. Tiled floor and partly tiled walls including shower area and bath surround. Large mirror to wall. Inset ceiling lighting. Chrome heated towel rail.

#### Bedroom Two 12' x 9'11" (3.66m x 3.02m)

Double floor to ceiling double glazed picture windows enjoy spectacular views. Inset ceiling lighting. Carpeted floor.

#### Bathroom

Luxury modern suite in white comprising large walk in tiled shower with glazed side panel and rain head shower. Low level concealed cistern WC and wall hung wash hand basin with chrome mixer tap. Large wall mirror. Tiled floor and part tiled walls. Inset ceiling lights. Chrome heated towel rail. Extractor fan.

#### Outside

Driveway access leading to dedicated parking for each

apartment. Gated remote control access to rear courtyard which provides further parking space for each apartment. Communal gardens principally lawn lead to communal paddock which stretches down to the coastline. Total area of the plot approximately two acres.

#### Services

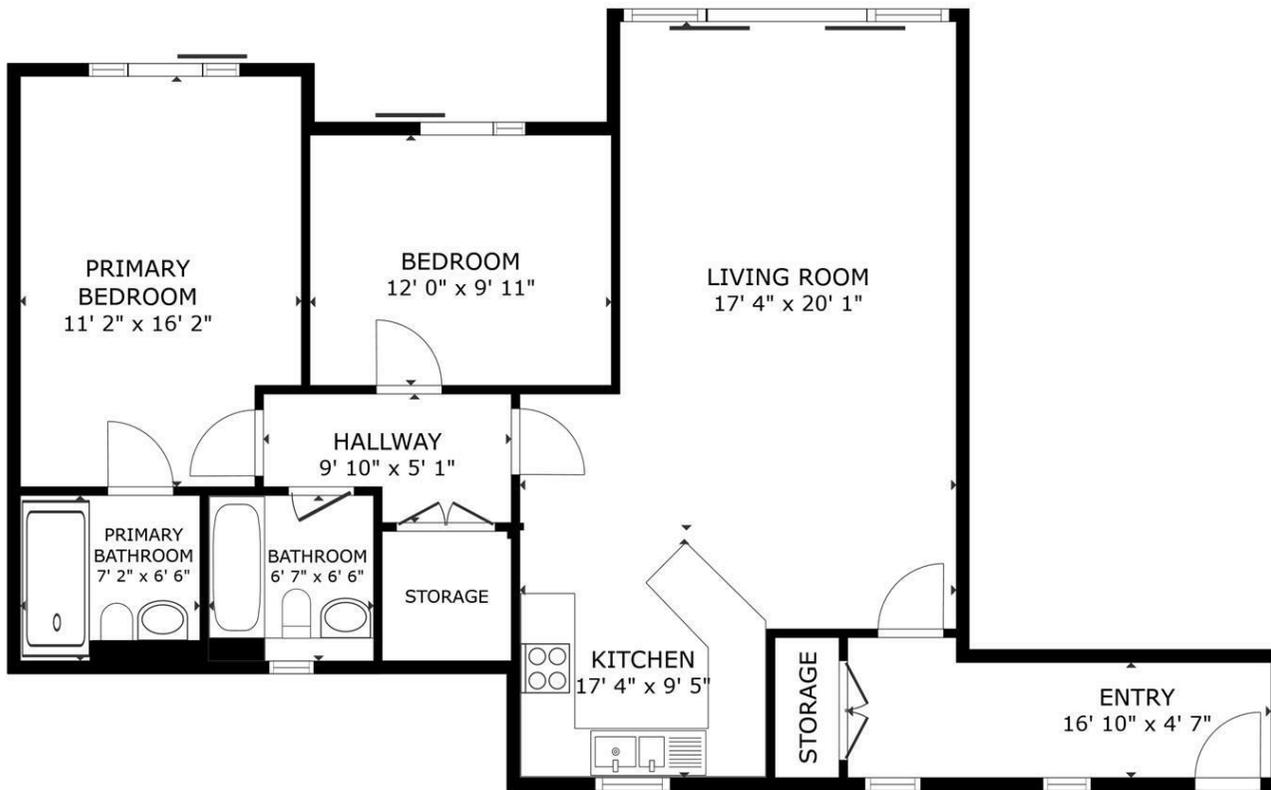
The apartment is serviced by mains water, gas, electricity and drainage. The property also benefits from underfloor heating via gas combination boiler. Property is sold as leasehold. Leasehold is 250 years from 2017. There is a maintenance charge paid monthly. This covers a maintenance company which provides window cleaning, grass cutting and cleaning of communal areas this is circa £2500 annually per apartment.

#### Directions

From our offices at 65 High Street, Cowbridge, take the A48 towards Bridgend and at the bottom of Crack Hill bear left heading through the villages of Corntown and Ewenny. At the T junction, with Ewenny Garden Centre on your left hand side, turn left and then take the first right onto the B4524 (Ogmore Road). Follow this road into Ogmore By Sea and after passing the road to the beach take the 3rd right hand turn into Slon Lane. The property is at the end of the lane on the right hand side.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 995 sq.ft.  
TOTAL : 995 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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