



36 Craig Yr Eos Road

Ogmore By Sea, CF32 0PH

Price £595,000

HARRIS & BIRT



Found in exceptional condition throughout, this four bedroom semi-detached dormer bungalow has been substantially refurbished by the current vendors to create the modern family home that you see today. The accommodation briefly comprises entrance porch, opening through into living room, large open plan kitchen/dining/family room, glass sun room in use as dining room, utility, bedroom four and bathroom to ground floor. Stairs lead up to three double bedrooms, master dressing room and family bathroom. The appointments throughout have been installed to high specification and the property spans to circa 1750 sq/ft. To the outside is a detached garage behind a gated driveway, timber lodge to the rear garden with inset centralised BBQ fireplace, as well as garden shed.

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 & Hilary'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.

- Immaculately Presented Dormer Bungalow
- Four Double Bedrooms, Master Dressing Room
- Private Rear Gardens with Inset Timber 'Hobbit House' Lodge
- Excellent School Catchment
- Far Reaching Sea Views
- Detached Garage & Gated Off Road Parking
- Centre of Ogmore By Sea with Easy Pedestrian Access to Beach
- EPC: E

Accommodation

Ground Floor

Entrance Porch

The property is entered via UPVC front door with inset glazed panel into semi-open entrance porch. Plantation shutters. Leading through into living room. Door through to kitchen/dining/family room.

Living Room 16'4 x 18'4 (4.98m x 5.59m)

Wood board flooring. Skimmed walls and ceiling. Pendant ceiling light. Two modern vertical radiators. Log burning stove with wooden mantel. Step down to tiled sun room with fantastic views. Sliding patio door out onto terrace.

Kitchen/Dining/Breakfast Room 18'3" x 27'5" (5.56m x 8.36m)

Modern fitted country style kitchen with features to include: a range of wall and base units set under and over marble worksurfaces. 1.5 sink bowl and drainer with mixer tap. Space for Aga. Extractor hood over. Brick splashback with wooden mantel over. Space for dishwasher. Integrated wine cooler. Space for free standing fridge/freezer. Kitchen island with base units and wine storage. Pantry cupboard. Large flagstone laid flooring. Skimmed walls and ceiling. Range of ceiling lighting. Under-stairs storage cupboard. Horizontal modern radiator. Large picture window with far reaching coastal views with plantation shutters. Further UPVC double glazed window to side elevation. Double doors open through into sun room.

Sun Room 11'4 x 14'9 (3.45m x 4.50m)

UPVC double glazing to sides, with sliding patio doors. Glass roof allowing plenty of natural light. Continuation of large Flagstone flooring. Skimmed walls. Wall lights. Door through into utility room.

Utility Room 5'6 x 14'5 (1.68m x 4.39m)

A range of wall and base units. 1.5 stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Boiler housed to corner cupboard. Mosaic tiled flooring. Skimmed walls and ceiling. Pendant ceiling

lighting. UPVC double glazed window to rear. Glazed pedestrian door to side leading out to rear gardens.

Bedroom Three 10'6 x 9'7 (3.20m x 2.92m)

UPVC double glazed window to rear. Skimmed walls. Coved and skimmed ceiling. Wood boarded flooring. Pendant ceiling lighting. Radiator. Original log burning stove(not in use).

Bathroom Two 4'9 x 6'1 (1.45m x 1.85m)

Three piece suite in white comprising: large walk in shower cubicle with rainfall shower head attachment and separate shower head fitment. Modern vanity unit containing wash hand basin and low level hidden cistern WC. Recessed mirror with spotlighting. Tiled flooring. Part tiled walls. Further skimmed walls. Extractor fan. Obscure glazed window to rear. Vertical heated towel rail.

First Floor

Landing 2'8 x 12'10 (0.81m x 3.91m)

Accessed via stairs from ground floor to first floor landing. Skimmed walls and ceiling. Carpet flooring. Ceiling lighting. Doors to all first floor rooms.

Master Bedroom 14'11 x 21'1 (4.55m x 6.43m)

Large feature window overlooking wonderful coastal views. Further UPVC double glazed window to side. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lighting. Radiator. Alcove storage. Exposed wooden A-frames. Door through into dressing room.

Dressing Room 11'10 x 6'4 (3.61m x 1.93m)

UPVC double glazed window to rear. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lighting. Radiator. Plenty of space for wardrobes and shelving.

Bedroom Two 10'8 x 10'8 (3.25m x 3.25m)

UPVC double glazed window to front with far-reaching coastal views. Skimmed walls. Textured ceiling. Carpet flooring. Pendant ceiling lighting. Radiator.

Bedroom Four 9'9 x 9'6 (2.97m x 2.90m)

Currently in use as office space. UPVC double glazed window

to rear. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lighting. Radiator.

Family Bathroom 8'5 x 6'5 (2.57m x 1.96m)

Three piece suite in white comprising: panelled bath with rainfall shower head, handheld shower head fitment and mixer tap. Low level dual flush WC. Wash hand basin set into vanity unit with storage below. Part tiled walls. Further skimmed walls. Skimmed ceiling. Ceiling spotlighting. Vinyl wood effect flooring. Extractor fan. Obscure glazed window to rear.

Outside

Accessed via timber five bar gate to tarmac laid driveway to front with access to detached garage, with an electric car charging point. Steps lead up to a front terrace laid to patio with excellent views across to the sea towards Tuskers Rock. Mainly laid to lawn. The rear garden is private and secluded with a patio laid terrace, leading up to a lawned parcel with raised beds. Access to the timber lodge and garden shed.

Services

All mains services connected throughout.

Directions

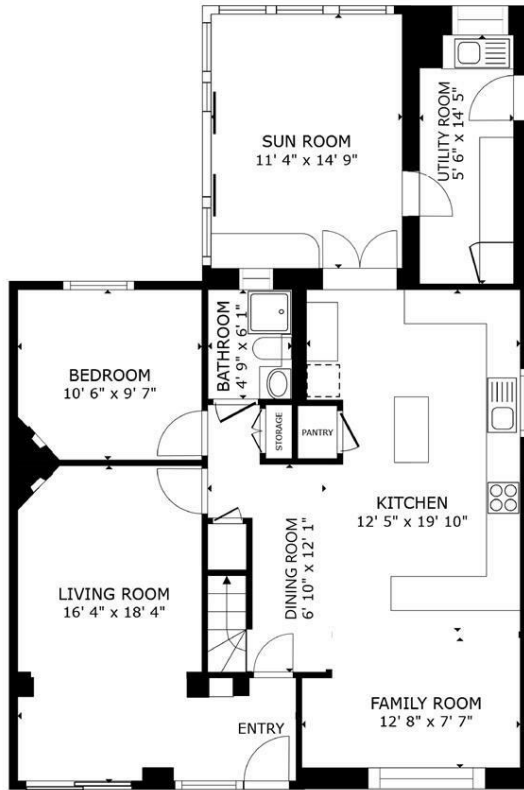
From our offices at 65 High Street, Cowbridge, take the A48 towards Bridgend and at the bottom of Crack Hill via left heading towards to villages of Corntown and Ewenny. At the T junction, with Ewenny Garden Centre on your left hand side, turn left and then take the first right onto the B4524 (Ogmore Road). Follow this road into Ogmore By Sea and turn right onto Craig Yr Eos Road. Follow the road down, past Craig Yr Eos Avenue and turn left. The property will be on your left hand side.



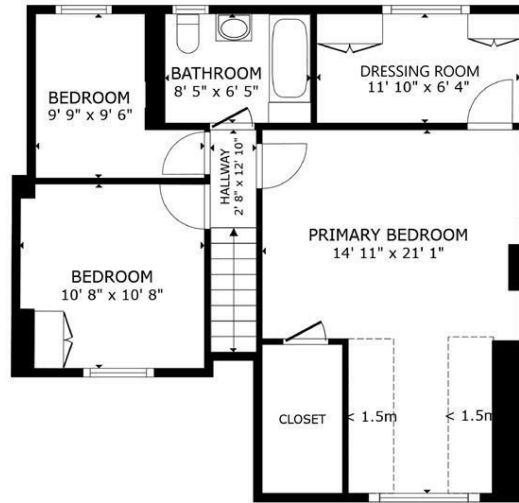








FLOOR 1



FLOOR 2

HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1,089 sq.ft. FLOOR 2 644 sq.ft.
 EXCLUDED AREAS - REDUCED HEADROOM 47 sq.ft.
 TOTAL : 1,733 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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