



35 Marine Drive  
Ogmore-By-Sea, CF32 0PJ  
Guide Price £630,000

HARRIS & BIRT



A modern detached bungalow enjoying wonderful sea views being located just a stones throw from Ogmore beach. The flexible and versatile accommodation is conveniently set across one floor and briefly comprises: entrance hall, living room through to kitchen/dining room, sitting room, master bedroom with en suite, a further two double bedrooms and a modern family bathroom. Outside enjoys the benefit of a rear terrace and garden offering elevated coastal views.

Ogmore by Sea is a small coastal village offering wonderful walks along the Heritage Coastline. Local facilities include a village store, community cafe, and a craft shop. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables and the adjoining village of St Brides Major which 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 within comfortable commuting distance including the capital city of Cardiff, Bridgend, Swansea etc.



## Accommodation

### Entrance Hall 14'7 x 7'0 (4.45m x 2.13m)

The property is entered via obscure glazed front door with decorative painted side panels into entrance hall. Recessed cloaks cupboard. Large form tiled floor. Radiator. Ceiling spotlights. Further obscure glazed window to side. Glazed double doors to;

### Living Room 15'7 x 22'7 (4.75m x 6.88m)

Spacious living room with sliding patio doors onto rear terrace. Feature fireplace containing inset freestanding wood burning stove set on a slate hearth with oak mantle over. Solid oak flooring. Radiator. Opening around to;

### Kitchen/Dining Room 1'10 x 26'3 (0.56m x 8.00m)

Modern fitted kitchen with features to include; range of base cabinets with laminate work surfaces over, 1.5 bowl inset sink with curved mixer tap, Counter top four ring induction hob with tiled splashback and extractor hood over, inset eyeline Hotpoint oven and grill function. Space for American style fridge/freezer. Space for undercounter dishwasher. Space for undercounter washing machine. Walk in larder cupboard with shelving and wall mounted Baxi gas boiler. Glazed door to inner hall. Loft access hatch. Window to side. Continuation of flooring from hall. Fully open to dining area with space for table and chairs with sliding patio doors onto rear terrace. Ceiling spotlights. Fan operated inset ceiling air conditioning and heating unit. Vertical radiator. Opening through to sitting room.

### Sitting Room 14'8 x 8'0 (4.47m x 2.44m)

Two sets of sliding patio doors to front and side courtyard. Wood effect laminate flooring. Freestanding radiator. Ceiling spotlights.

### Inner Hall 8'3 x 16'1 (2.51m x 4.90m)

Continuation of flooring from hall. Ceiling spotlights. Doors to all bedrooms.

### Master Bedroom 17'2 x 11'10 (5.23m x 3.61m)

Spacious master bedroom with window overlooking front. Fitted carpet. Radiator. Ceiling spotlights. Door to;

### En Suite 8'0 x 4'1 (2.44m x 1.24m)

Modern en suite with features to include; fully tiled shower cubicle with wall mounted mains connected shower with rainfall shower head and further detachable shower head fitment and sliding door, low level dual flush WC and wall mounted vanity unit containing inset sink with mixer tap and storage underneath. Vertical wall mounted towel warmer. Velux ceiling window. Tiled floor. Ceiling spotlights. Extractor fan.

### Bedroom Two 10'5 x 13'0 (3.18m x 3.96m )

Sliding patio door onto side courtyard. Velux ceiling window. Fitted carpet. Radiator. Ceiling spotlights.

### Bedroom Three 11'8 x 9'7 (3.56m x 2.92m )

Window overlooking side. Fitted carpet. Radiator. Ceiling spotlights.

### Bathroom 11'8 x 7'5 (3.56m x 2.26m)

Modern bathroom suite with features to include; freestanding roll top bath with upright mixer tap and detachable shower head fitment. Fully tiled corner shower cubicle with mains connected shower and shower head with sliding door, low level dual flush WC and pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect laminate flooring. Obscure glazed window to side. Velux ceiling window. Ceiling spotlights. Wall mounted vertical towel warmer.

### Outside

The front of the property enjoys the benefit of driveway parking for several vehicles with an EV charging point and integrated storage with electric roller shutter door, light and power. Steps lead down to an enclosed external front

porch with decorative Tereazzo style tiles, downlighting and wall mounted letterbox. The drive and front have mature planted borders with walled boundaries. Secure pedestrian side gate offers access to the paved rear patio. Further gate offering access to an enclosed side courtyard garden laid to Cotswold chippings. To the rear is an elevated paved patio with wonderful sea views offering a perfect space for al fresco dining and entertaining. Steps lead down to further patio and parcel of lawn with planted borders and wall boundaries to all sides.

### Services

All mains services are connected to the property. Gas central heating via boiler housed to cupboard in kitchen. UPVC double glazing throughout.

### Directions

From our offices at 65 High Street, Cowbridge, take the A48 towards Bridgend and at the bottom of Crack Hill turn left heading towards 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, turn right onto Seaview Drive and follow the road around. Take the second left onto Martine Drive. The property is on your right hand side with a Harris & Birt Board outside.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,506 sq.ft.  
TOTAL : 1,506 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	<b>81</b>

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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