



59 Crompton Way

Ogmore-By-Sea, Ogmore-By-Sea CF32 0QF

Guide Price £235,000

HARRIS & BIRT



Guide Price: £235,000 - £245,000. A modern semi-detached property situated on a popular development enjoying lovely elevated sea views. The accommodation briefly comprises entrance hall, WC, kitchen and living/dining room to the ground floor with two double bedrooms and a bathroom to the first floor. Outside offers off road driveway parking for several vehicles and an enclosed rear garden.

Ogmore by Sea is a small coastal village located where the river Ogmore flows into the Bristol Channel and offers wonderful walks along the Heritage Coastline. Local facilities include a village store, newly opened community café, a craft shop and a church. Just a few minutes drive away is Southerndown Golf Club, surf school, riding stables that 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

#### Entrance Hall

The property is entered via a composite front door with decorative glazed inserts. Wood effect flooring. Recessed cloaks cupboard containing wall-mounted Ideal Logic gas boiler. Radiator. Pendant ceiling light. Door to WC. Opening through to kitchen.

#### Kitchen 6'7" x 8'10" (2.01m x 2.69m)

Modern fitted kitchen with features to include: a range of wall and base units with wood effect laminate worktops and matching upstands. Inset single bowl sink with draining grooves and mixer tap. Countertop four-ring gas hob with glass splashback and extractor hood over. Inset Zanussi electric fan assisted oven under. Space for undercounter washing machine. Space for a free-standing fridge/freezer. Continuation of flooring from hall. Large picture window to the front offering wonderful sea views. Pendant ceiling light.

#### WC 2'10" x 5'3" (0.86m x 1.60m)

Two-piece suite in white comprising low-level dual flush WC and Pedestal wash hand basin with mixer tap and tiled splashback. Decorative vinyl flooring. Radiator. Pendant ceiling light. Extractor fan.

#### Living/Dining Room 13'3" x 16'6" (4.04m x 5.03m)

French doors opening onto rear garden with glazed side windows. Continuation of flooring from hall. Two radiators. Pendant ceiling light. Further window to side. Space for table and chairs. Open stairs leading up to first floor landing with ample understairs storage space.

### First Floor

#### Landing 3'1" x 6'2" (0.94m x 1.88m)

Stairs from ground floor to first floor landing. Pendant ceiling light. Loft access hatch. Doors to all first floor rooms.

#### Bedroom One 12'10" x 10'1" (3.91m x 3.07m)

Two large windows to front offering lovely sea views. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 12'10" x 9'6" (3.91m x 2.90m)

Window overlooking rear garden. Fitted carpet. Recessed storage cupboard. Radiator. Pendant ceiling light.

#### Bathroom 5'10" x 6'1" (1.78m x 1.85m )

Modern fitted three-piece suite in white comprising fully tiled panelled bath with wall-mounted, mains-connected shower behind folding screen. Pedestal wash hand basin with mixer tap and tiled splashback. Low-level dual flush WC. Obscure glazed window to side. Decorative vinyl flooring. Radiator. Pendant ceiling light. Extractor fan. Shaving point.

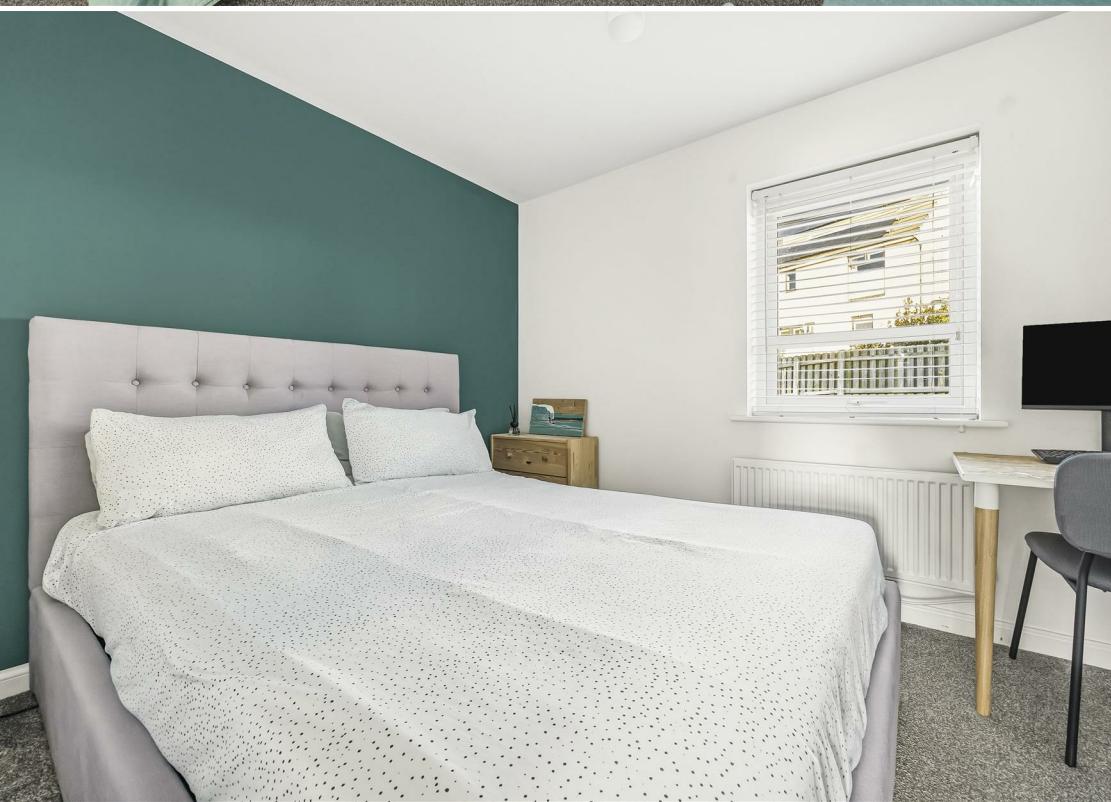
#### Outside

The property benefits from off street driveway parking for two vehicles to the side of the property with pedestrian gate from the drive allowing access to the rear garden. The rear garden has been designed for ease of maintenance with a paved patio accessible from the living room and a few steps leading up to an elevated area of decking. Wall and fence boundaries to the sides with decorative banking to the back. The front garden is laid to lawn with steps leading to the main entrance.

#### Services

All mains services connected. Double glazing throughout. Gas central heating via Ideal Logic boiler housed to hall cupboard.







## HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	97	
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

