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27, Bryn Ogwy
Main Road
Ogmore-By-Sea,
Vale of Glamorgan,
CF32 0PD

27 Bryn Ogwy Main Road

Asking price **£795,000**

A fine example of a modern coastal beach house with sociable living at its core. Benefitting from direct coastal views, excellently appointed with high quality fixtures and fittings throughout, independent mini beach house

A detached modern coastal home excellently appointed throughout

Direct coastal views from inside and out with ground floor and first floor sea facing balconies

Independent mini beach house offering brilliant guest accommodation, air bnb potential or working from home options

Main house accommodation comprises an entrance hall, open plan kitchen/living/dining room, utility room, inner hall, home office/bedroom 4, family bathroom, three further bedrooms upstairs with master balcony and en-suite

Mini beach house is separate from the main house and offers a living/ dining room open to kitchenette, shower room and mezzanine bedroom above.

To the front a gated entrance opens to a sizeable private driveway leading onto the main house and mini beach house and sea facing balcony.

Enclosed rear garden that has been thoughtfully landscaped with rear lane access open to local countryside near by and hot tub to remain.





A fine example of a modern coastal beach house with sociable living at its core. Benefiting from direct coastal views, excellently appointed with high quality fixtures and fittings throughout, independent mini beach house ideal for guest accommodation or other uses with walled rear garden, gated driveway and elevated balcony to the front.

Part glazed wooden front door opening to HALL, ceramic tiled floor, recess LED spotlight to ceiling with wide opening through to sizeable KITCHEN/LIVING/DINING SPACE, (24'9" max x 35'6" max), ceramic tiled floor, underfloor heating, LED spotlights to ceiling, a sleek modern fitted kitchen with an array of wall and base mounted units, quartz worktop, inset sink with mixer tap and window over, integrated oven and grill, fridge/freezer, dishwasher to remain. A sizeable central island providing additional storage, induction hob with extractor over and breakfast bar to the side. Glazed sliding doors off the dining area open to the rear garden with utility room 'just off'. To the front is the open sitting area with additional wall mounted lighting and a run of powder coated aluminium slide doors opening to the elevated front terrace, (25'5" x 14'2"), composite decked floor and glazed and chrome balustrade with elevated views directly to the coastline. UTILITY ROOM, (5'10" x 6'1"), ceramic tiled floor, wall and base mounted units, stainless steel sink, provision for plumbed white goods, wall mounted Worcester boiler, extractor fan and pendant light to ceiling. INNER HALL (accessible off the kitchen), (3'4" x 5'7"), ceramic tiled floor, LED spotlight to ceiling and useful storage cupboard off. Front RECEPTION ROOM/HOME OFFICE/BEDROOM 4, (10'7" x 10'), hardwood herringbone floor, pendant ceiling light and

sliding doors opening to the front balcony with stunning elevated coastal views. BATHROOM, (6'1" x 9'), fully tiled, under floor heating comprising a three-piece suite with a modern WC, pedestal wash hand basin, panelled double ended bath with mains fed shower, LED spotlights and extractor ceiling fan with two frosted windows to the side elevation.

First floor LANDING, (9'2" x 6'2"), solid timber floor, multiple LED spotlights, velux window over stairwell with a run of two sets of double wardrobes providing a good level of storage. BEDROOM 1, (14'9" x 15'2") multiple LED spotlights to ceiling, access to eaves storage on both sides with french doors opening onto MASTER BALCONY, (3'6" x 15'6"), with composite deck floor, glass and chrom balustrade with stunning views, panoramic views taking in the heritage coastline, direct panoramic coastal views sweeping to Ogmore, Porthcawl and beyond. EN-SUITE SHOWER ROOM, (7'2" x 6'9"), quartz tiled flooring with wall mounted wash hand basin with vanity storage under, modern WC with velux over, fitted spotlights to ceiling with separate extractor and sizeable walk-in double shower enclosure with mains fed shower. BEDROOM 2, (10'7" x 9'4"), solid timber floor, pendant ceiling lights, dual aspect with window to the side and the other overlooking the landscaped rear garden. BEDROOM 3, (9'5" x 12'4"), with solid timber floor, pendant ceiling light, dual aspect with a window to the side and another to the rear garden.

MINI BEACH HOUSE, steps from the driveway lead up to a paved terrace with glazed balustrade with direct coastal views, aluminium



powder coated aluminium sliding doors through to open plan LIVING/DINING SPACE, (17'6" x 13'3"), engineered oak floor, double height pitched ceiling with multiple LED spotlights, additional remote controlled velux window with quarter turn glass balustrade stairs rising to mezzanine BEDROOM above, separate door through to shower room and wide open arch, stepping up to the KITCHENETTE, (5'3" x 10'1"), engineered oak floor continues, fitted ceiling light, a run of modern base mounted units with composite work surface over, inset stainless steel sink and mixer tap with concealed white goods, freestanding fridge (low-level) inset oven with hob over, access to wall mounted Worcester boiler with frosted window to the side. SHOWER ROOM, (8'10" x 6'), ceramic tiled floor, recessed LED spotlights, an additional pendant light, fully tiled double shower enclosure (mains fed) with rainfall attachment, modern low-level WC and wall mounted composite basin with water rainfall tap, mixer tap over, vanity storage under and mirror above. MEZZANINE BEDROOM, pitched apex ceiling, (8'1" x 8'9"), engineered oak floor, multiple LED spotlights, chrome balustrade with stunning birds eye views to the beach and sea.

The front of the property is accessed off the main road with a large double slide gate with possible opening to sizeable driveway with planted beds. Steps lead up to the terrace, and additional onward to main entrance and small beach house. The rear garden is fully enclosed with defined boundaries with a lower level seating terrace with hot tub (to remain) leading on to grass lawn with greenhouse to remain with Cortana edge, boundaries and borders with a natural stone wall and lockable gate leading to the rear lane access. Please note the greenhouse, hot tub and timber shed are to remain.





Directions

From Cowbridge travel west along the A48, at the bottom of Crack Hill, turn left and travel through the villages of Corntown and Ewenny. At the T-junction turn left. Take the right-hand, turning signposted Ogmore By Sea. Continue along this road across the common and into the village. Bryn Ogwy (No.27) is located on the left hand side after a short distance, as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage

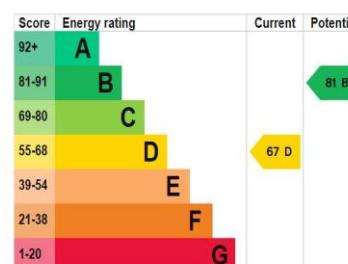
Council Tax Band E

EPC Rating D

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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