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77 Crompton Way  
Ogmore-By-Sea, Vale of  
Glamorgan, CF32 0QF

# 77 Crompton Way

Asking price **£575,000**

An exceptional, coastal, modern detached home, stylishly presented throughout with landscaped rear garden, sea views and within easy access of the heritage coastline, countryside, local amenities and schools.

Being sold with NO CHAIN

Viewing is a must to appreciate this sizeable four bedroom detached home

'The Chelworth' house type is a very stylishly presented detached home built by David Wilson in 2017

Fully integrated 'Wren' kitchen fitted 2021

Accommodation comprises a tiled entrance hall, WC, 3 reception rooms, large kitchen/living dining space, utility room, 4 double bedrooms, 2 bathrooms and linked double garage.

Far reaching coastal views are enjoyed from the property

Within easy walking distance of the beach, countryside, local amenities, schools and major transport links.





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Modern canopy entrance with composite front door to spacious entrance HALLWAY (9'10" x 13'4"), ceramic tiled floor, pendant ceiling light, window with integrated blinds to front elevation, carpeted stairs rising to first floor with sizable storage cupboard underneath and CLOAKROOM (3' x 5'2"), ceramic tiled floor, fitted ceiling lights and separate extractor fan, low-level modern WC corner pedestal wash hand basin. Open plan KITCHEN/ BREAKFAST ROOM (20' x 14'1"), tiled floor, recess ceiling spotlights, pendant over sitting area, bespoke fully integrated 'Wren' kitchen with light granite worktops, inset 'Blanco' one and a half bowl sink with mixer tap over, large 'Range Master' double oven, hob with extractor over, integrated fridge freezer, dishwasher and matching central kitchen island with breakfast bar, large window to rear

garden and glazed French doors. UTILITY ( 5'2" x 6'10"), ceramic tiled floor, fitted wall and base mounted units, worktop, integrated white goods to remain, wall mounted 'Ideal Logic' boiler, central ceiling light and part glazed door to side. DINING ROOM (10'10" x 10'6"), central ceiling light, glazed French doors leading to the garden. Front SITTING ROOM (16'5" x 12'5"), recently fitted carpet and wall mounted feature electric fireplace to remain, two pendant ceiling lights and two windows with views to the front. HOME OFFICE (9'8" x 9'3") fitted carpet, pendant ceiling light large window blinds to front garden.

First floor LANDING (16'10" max x 9'1" max), fitted carpet, pendant ceiling lights, double storage cupboard, pressurised hot water tank and attic hatch. BEDROOM 1 (14'1" x 13'7"), fitted carpet, pendant ceiling light, and fitted wardrobes French doors to glass 'Juliet' balcony with elevated views over landscaped rear garden and sea

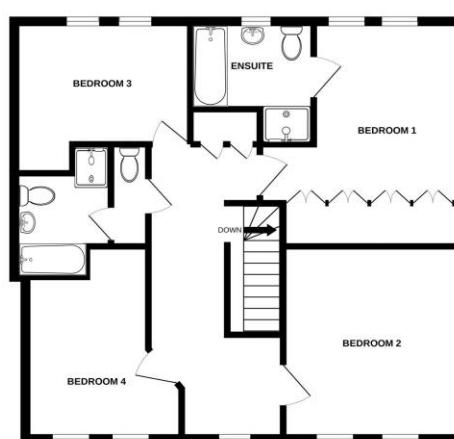
views beyond. EN-SUITE BATHROOM (6'9" x 8'3"), ceramic tiled floor, wall mounted heated towel rail, modern three-piece suite comprising WC, ceramic wash hand basin with storage below, bath with 'Grohe' taps, fully tiled double shower enclosure (mains fed). BEDROOM 2 (11'6" x 11'8"), fitted carpet, pendant ceiling light, recess for storage and French doors opening to balcony with views to rear garden and far-reaching coastal views. BEDROOM 3 (12'6" x 11'4"), fitted carpet, pendant ceiling lights and two windows with integrated blinds. BEDROOM 4 (12'2" x 10'7"), fitted carpet, pendant ceiling lights and two windows with built-in blinds to front. FAMILY BATHROOM (8'3" x 6'9"), ceramic tiled floor, fitted ceiling light, three-piece suite comprising of low-level WC, pedestal wash hand basin, bath with 'Grohe' fitted tops, separate fully tiled shower (mains fed) and frosted window to side.

Pedestrian gate opens to a low maintenance, slate laid frontage with pretty potted plants, tarmac double driveway and garage beyond. Gate to the landscaped rear garden with large paved seating terrace steps down to close decking leading in turn to a large level lawned area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## 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 then the first right signposted Ogmore By Sea and Southerndown. Travel into the village of Ogmore By Sea before reaching the village shop turn left onto Hazelwood, proceed up the hill, bearing left onto Crompton Way.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

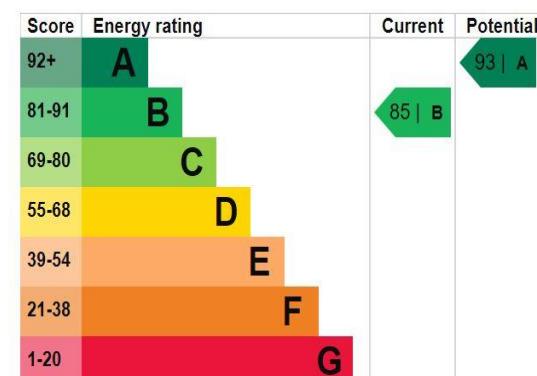
Council Tax Band G

EPC Rating

## Energy efficiency rating for this property

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

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



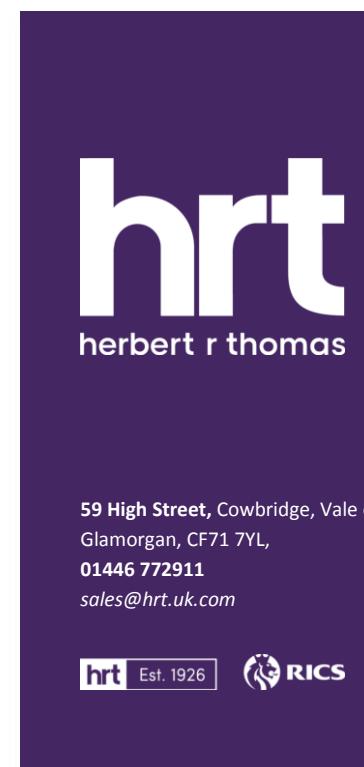
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Viewing strictly by appointment through Herbert R Thomas

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