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Wyndways 105  
Main Road  
Ogmore By Sea, Vale of  
Glamorgan, CF32 0PR



Wyndways

Guide Price £575,000

Substantial four double bedroom detached bungalow in need of some modernisation, enjoying an exceptional position with enviable direct views over the Bristol Chanel.

Well proportioned detached four bedroom bungalow with huge potential

Entrance porch and hallway, living room and separate dining room, fitted kitchen and small breakfast room

2 ground floor bedrooms, bathroom and separate WC

Landing, 2 first floor double bedrooms and shower room

Lawned front garden, lengthy driveway leading to tandem garage

Terraced rear gardens and workshop

Exceptional coastal views









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Upvc entrance door to porchway (3'3" x 2'6"), tiled floor, part glazed door to HALLWAY (29'4" x 16'6" max 3'6" min) T shaped hallway with original oak block floor, quarter turn spindle staircase with understairs cupboard. LIVING ROOM (14' x 12'5"), recess gas fire with marble inset and hearth, decorative carved surround and mantel, Upvc double glazed windows with spectacular direct rural views to front and side. Rear DINING ROOM (14' x 12'), herringbone pattern timber floor, working fireplace with decorative cast iron inset

with ceramic tiled panels and slate surround, double glazed window to rear garden. KITCHEN (11'6" x 8'), range of timber effect base and wall cupboards with roll top work surfaces, stainless steel one and a half bowl sink and drainer, integrated twin oven, ceramic hob, extractor and fridge, slate tiled floor, double glazed window to rear garden. Archway to BREAKFAST ROOM (8'4" x 4'7"), roll top breakfast bar, tall cupboard and double glazed window to rear elevation, wall mounted 'ATAG' mains gas central heating boiler.

Doors from hallway to ground floor bedrooms and bathroom. BEDROOM 1 (11'2" x 11'), double glazed window to front garden with sea views. Double BEDROOM 2 (13'1" x 12'1"), double glazed window to

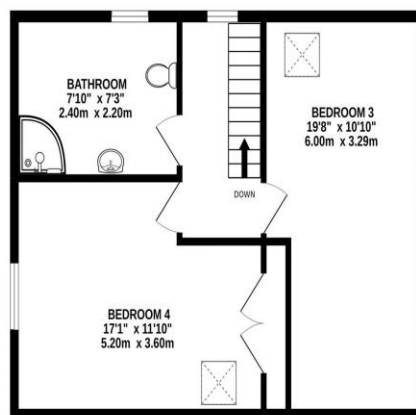
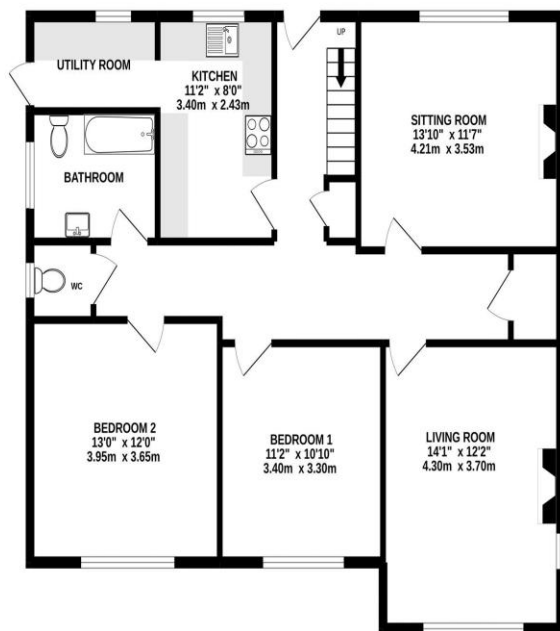
front. Ground floor BATHROOM (8'2" x 6'), white suite including double ended bath with mixer tap and shower over, wash hand basin with vanity cupboard and bidet, part tiled walls and frosted double glazed windows. Separate CLOAKROOM containing white low level WC, timber panelled lower wall and frosted double glazed window.

'L' shaped landing, double glazed Velux window to rear elevation and doors to BEDROOM 3 (11'8" x 20'4" max). 'L' shaped double room with part pitched ceiling, double glazed window to front elevation and Velux to side. BEDROOM 4 (20' x 11' max), pitched and beamed ceiling, low doors to eaves storage, double glazed Velux window to rear garden. SHOWER ROOM (7'7" x 7'1"), white suite including low level WC, pedestal wash hand basin, quadrant shaped fully tiled shower cubicle with electric shower attachment, double glazed Velux window to rear.

Lawned front garden with direct coastal views. Wrought iron double gate, and lengthy driveway and single GARAGE (32'9" x 9'1"), electric up and over door, power and light. Rear garden is tiered with steps up to decorative gravelled terrace, wide steps to lawned area with mature shrubbery and access to WORKSHOP/STORE (9' x 17') to the rear of the garage.

GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.

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.  
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## Directions

From Cowbridge travel west along the A48, at the bottom of Crack Hill turn left and proceed through the villages of Corntown and Ewenny. At the T junction turn left, signposted St Brides Major and immediately right, signposted Ogmere By Sea. Drive to the far end of the village where No. 105 lies on your left hand side.

## Tenure

Freehold

## Services

Mains gas, electricity, water and drainage

Council Tax Band F

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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