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herbert r thomas

18 Channel View
Ogmore-By-Sea, Vale of
Glamorgan, CF32 0QB

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18 Channel View

Asking price **£250,000**

An extended and remodelled modern two bedroom semidetached family home, situated in the sought-after coastal village of Ogmores By Sea.

Modern semi detached family home

Extended and re-configured ground floor accommodation

Contemporary, open plan, kitchen/dining/living room

Two double bedrooms and family bathroom to 1st floor

Plan for attic conversion to create additional bedroom accommodation

Private driveway and enclosed landscaped side and rear garden

Short distance to beach and village amenities

St Brides Major primary school and Cowbridge, comprehensive school catchment.

Viewings highly recommended

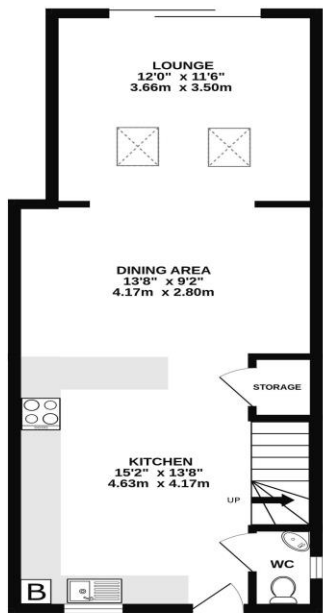




This modern semi detached family home, situated in the sought after coastal village of Ogmore-By-Sea has been extended and undergone significant reconfiguration by the current owners.

The property offers contemporary open plan, living to the ground floor with an impressive KITCHEN/DINING/LIVING ROOM, (10'4" widening to 13'6" x 24'3"). Within the kitchen is an extensive range of white base, larder and wall mounted units with wood effect work surfaces extending to a breakfast bar area with splashback tiling over. Integrated oven, microwave oven, fridge/freezer, washing machine and dishwasher.

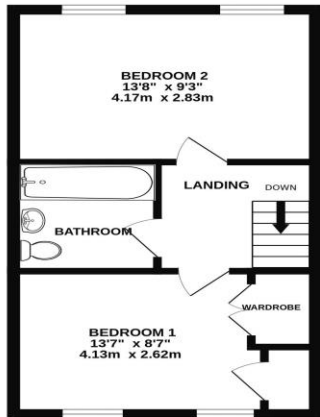
GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



The LIVING ROOM, (11'6" x 12') extension has patio doors leading out to the enclosed rear garden and is flooded with light from two velux skylights. The whole of the living accommodation has high quality laminate wood flooring. Stairs to first floor with useful under stairs storage cupboard. Door to ground floor CLOAKROOM with window to side and housing a white two piece suite.

The first floor LANDING with loft inspection point, gives access to the bedroom accommodation. BEDROOM 1, (8'7" widening to 9'3" x 13'7") is a generous sized double bedroom with two windows to rear overlooking the garden. BEDROOM TWO (9'11" widening

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



to 10'5" x 8'8") also a comfortable double bedroom, built-in wardrobe cupboards and views into the Bristol Channel between neighbouring properties. The FAMILY BATHROOM, (5'8" x 6'7") has a white three-piece suite which includes a panel bath with a mains power shower fitted and full splashback tiling above.

Outside to the front of the property is a driveway with parking space for two vehicles and a low maintenance, open forecourt garden.

To the rear is an enclosed landscaped garden, bordered by overlap wood fencing and brick walling with paved and astro turfed areas.





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, then take the first right and proceed along this road alongside the Estuary and into Ogmore-By-Sea. Continue into the village. After passing the shops turn left onto Somerset View and follow this road onto Channel View into the development. No. 18 is located off the main road on the right hand side.

Tenure

Freehold

Services

Mains Water, Electric, Gas, Drainage
Council Tax Band
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

