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10 Channel View
Ogmore-By-Sea,
Bridgend,
CF32 0QB

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Asking price **£695,000**

Located within the sought after Ogmere by Sea village

Modern David Wilson constructed property

Far ranging sea views to the rear and a southerly facing rear garden

Immaculately presented throughout

Three reception rooms plus a kitchen/dining/living room

Four double bedrooms plus fifth generous single bedroom

En-suites to two bedrooms

Driveway off road parking ahead of a detached double garage

Beautifully landscaped southerly rear garden

Viewings highly recommended





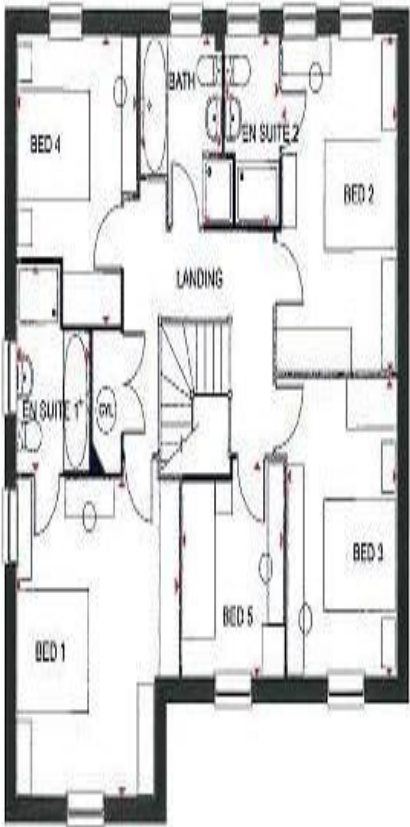
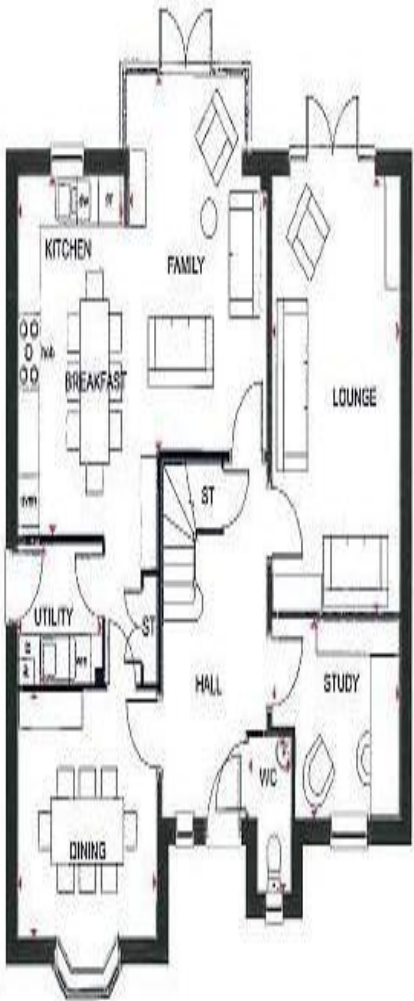
The property is entered via a solid composite door with obscure glazed windows into a generous sized entrance hallway laid to luxury wood effect vinyl tiles which continues throughout the ground floor. Within the hallway doorways lead to three reception rooms, the kitchen/dining/living space, a useful understairs storage cupboard, stairs giving access to the first floor accommodation and the ground floor cloakroom. The first of the three reception rooms is the spacious lounge located to the rear of the property. The light and airy room is flooded with natural light from patio doors flanked by windows at the rear. It has a continuation of the same flooring as the hallway and enjoys views of the garden with a sea view beyond. Across from the lounge is the second reception room currently used as a dining room due to the convenient doorway leading directly into the kitchen. The room features a large box bay window to front providing light and views of the quiet close and has a continuation of the same flooring as the hallway. The third reception room on the ground floor is the study. It has a continuation of the same flooring as the hallway with a window to the front offering the same views as the dining room. The kitchen/dining/living space is the heart of the home and is located to the rear of the property. It has a continuation of the same flooring as the hallway and enjoys breath-taking views of the beautiful landscaped garden with sea views beyond. The living space benefits from patio doors flanked by windows to each side creating a box bay orangery, providing views and access to the garden. The contemporary kitchen has been fitted

with a matching range of base and wall mounted units, with a butcher block effect laminated worksurface over. It benefits from integrated fridge/freezer, integrated dishwasher, eye level oven with separate grill and a six burner gas hob with extractor hood above. There is a window above the sink area providing light and views of the garden, double doors into a useful tall storage cupboard and a doorway leading to the separate utility room. The utility room has matching base and a wall mounted unit as the kitchen to provide storage, with the butchers block effect worksurface over. It offers space for two appliances, a stainless steel sink unit and a side door allowing access to the rear garden. Finally on the ground floor is the useful cloakroom. It has been fitted with a white two piece suite comprising; low level WC and a corner wash hand basin. It benefits from a continuation of the same flooring as the hallway and has an obscure glazed window to the front.

To the first floor the galleried landing laid to the same carpet as the stairs gives access to all five bedroom, an airing cupboard, the loft inspection point and the family bathroom. The impressive sized master bedroom is located to the front of the property with windows to both front and side providing light and views over the quiet close. It features the luxury wood effect vinyl tiles to the floor, built in floor to ceiling wardrobes and a doorway leading to the ensuite bathroom. The ensuite has a continuation of the same flooring as the bedroom and is fitted

with a white four piece suite comprising; panel bath with central plug and tap fittings, double shower cubicle with sliding glazed shower screen and a mains shower attached, vanity wash hand basin with cupboard storage below and a low level WC. There is an obscure window to the side, a wall mounted heated towel rail, extractor fan, shaving point and tiling to all wet areas. Bedroom two is located at the rear of the property and is a generous sized double bedroom with two windows at the rear offering light and far ranging sea views. It has a continuation of the same flooring as the Master bedroom and further benefits from built in wardrobe storage and a doorway leads into an ensuite shower room. The shower room has been fitted with a white three piece suite comprising; double shower cubicle with sliding glazed shower screen and a mains shower fitted, low level WC and pedestal wash hand basin. It has a continuation of the same flooring as the bedroom, an obscure glazed window at the rear, wall mounted towel rail, extractor fan and tiling to all wet areas. Bedrooms three and four are both good sized double bedrooms, both having a continuation of the same flooring as the Master bedroom. Bedroom three has a window to front enjoying the same views as the Master bedroom and bedroom four has a window to the rear offering far ranging sea views. Bedroom four further benefits from built in wardrobe storage. Bedroom five is a generous single bedroom positioned to the front of the property with a window providing light and views of the close. The family bathroom flooring has been laid to the luxury wood effect vinyl tiles and has been fitted with a white four piece suite comprising; panel bath with central tap and plug fixtures, single shower cubicle with a mains shower fitted and bi-fold glazed shower screen, pedestal wash hand basin and low level WC. The bathroom further benefits from an obscured window to the rear, shaving point, extractor fan and tiling to all wet areas.

Outside to the front the property benefits from a double width driveway providing off-road parking for two cars ahead of a detached double garage. The garage has two up and over doors and benefits from electricity and power supply. There is a lawned area ahead of the property with a paved central pathway leading to the front door and the lawn is bordered with mature plants and shrubs. From the driveway access to the rear garden is via a tall wooden gate with a pathway that leads between the property and the garage to the enclosed rear garden. The impressive and generously sized rear garden benefits from being positioned in a southerly direction with sea views and has been beautifully landscaped throughout. It features a sandstone coloured resin patio area adjacent to the property with the remaining garden laid to lawn. There are ornate stone and plant borders surrounding the feather edge fence line and unique pebble stepping stones that lead to an elevated platform currently housing a hot tub. To the far corner of the garden is a timber storage shed.





Directions

From the A48 heading towards Bridgend, at the bottom of "Crack Hill" turn left where the road forks. Follow this road through Corntown and Ewenny. On reaching the "T" Junction turn left and then right, signposted "Ogmore-by-Sea". Drive into Ogmore-by-Sea. Driving through Ogmore by Sea, turn left onto Somerset View which leads into the David Wilson Home development and the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating B

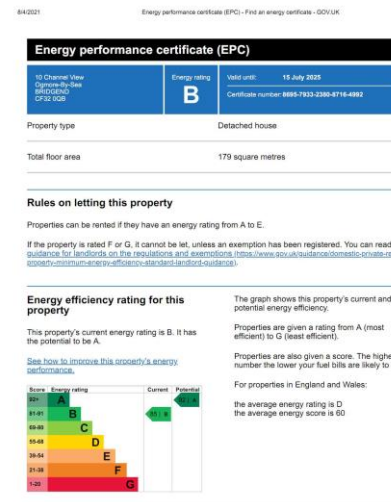
Viewing strictly by
appointment through
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are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



