



Channel View, Ogmores-By-Sea, Vale of Glamorgan

Guide price **£700,000** Freehold





Channel View, Ogmore-By-Sea, Vale of Glamorgan

Pablack Cowbridge are delighted to present to market this modern, executive and immaculate Five bedroom David Wilson built "Manning" style detached family home situated on an executive and sought after development within the popular coastal village Ogmore-by-sea, conveniently located for beaches, coastal path and local village amenities.

Internally the property is presented to a very high standard and affords a high specification throughout. The ground floor boasts a large, welcoming entrance hall, three generous sized reception rooms and a fantastic family room with a modern kitchen and breakfast area, separate utility room and downstairs cloak room. The first floor offers five generous size bedrooms, two en suites and a family bathroom.

Externally the property benefits from a front lawn area, double width driveway and detached double garage, the generous sized Southerly facing rear garden has been beautifully landscaped and benefits from envious views of the sea.

Ogmore-by-Sea is approx. 5 miles south of Bridgend and approx. 20 miles west of Cardiff. The beaches have sand at low-tide ideal for family outings and beach walks. The River Ogmore estuary is flanked by Ogmore beach on one side and the dunes of Merthyr Mawr on the other. The M4 and A48 roads provide convenient travel to major local centres. Primary schooling is on hand in the nearby Village of St. Brides Major whilst secondary school catchments falls within the well regarded Cowbridge Compressive school

Entrance Hall

Entered via a part glazed composite front door on to a spacious and welcoming entrance hall, UPVC double glazed window to the front elevation, luxury wood effect vinyl flooring, radiator, doors offering access to dining room, downstairs WC, living room, open plan family room with kitchen and breakfast area, under stairs storage cupboard and staircase to the first floor.

Dining Room

12' 6" x 11' 1" max (3.81m x 3.38m max)

This room is perfect for entertaining with UPVC double glazed bay window to front, radiator, luxury wood effect vinyl flooring which continues off the hallway, door opening on to kitchen for ease of

access.

Cloakroom

UPVC double glazed obscure window to front elevation, radiator, modern suite with wash hand basin, low level WC with dual flush, luxury wood effect flooring

Study

7' 9" x 11' 6" (2.36m x 3.51m)

UPVC double glazed window to front elevation, radiator, luxury wood effect vinyl flooring

Living Room

28' 1" x 17' 3" (8.56m x 5.26m)

This spacious and bright living room is located to the rear of the property, UPVC double glazed double doors open onto the southerly facing rear garden with additional floor to ceiling double glazed windows each side allowing an abundance of natural light to flow through, radiator, luxury wood effect vinyl flooring.

Family Kitchen Breakfast Room

24' 11" x 22' 7" (7.59m x 6.88m)

This open plan living, dining space is most definitely the heart of the home offering a copious amount of space for socialising, entertaining or relaxing. UPVC double glazed double doors to rear



with additional floor to ceiling double glazed windows each side overlooking the landscaped rear garden and the far reaching sea and coastal views, luxury wood effect flooring throughout, radiator, space for table and chairs. The Modern kitchen is fitted with a range of matching high gloss wall and base unit's base with a butchers block effect worktop above and matching up stand. Integral dishwasher, stainless steel bowl and a half sink with drainer and mixer tap, AEG six burner gas hob with extractor hood above, AEG eye level oven, integral fridge freezer. UPVC window to rear, under pelmet lighting, sunken spotlighting, radiator, double doors onto a large storage cupboard, door to dining room, door to utility room

Utility Room

7' 8" x 5' 5" (2.34m x 1.65m)

Fitted with a matching range of high gloss units with butchers block effect work top above, space for washing machine, tumble dryer, housed wall mounted boiler, part obscure glazed door to side, luxury wood effect vinyl flooring

First Floor Landing

The first floor gallery landing is accessed via a carpeted staircase, carpets, doors to bedrooms 1,2,4,5 and family bathroom, loft access, airing cupboard

Bedroom One

13' 4" x 14' 8" (4.06m x 4.47m)

UPVC double glazed window to front and side elevation, luxury wood effect vinyl flooring, radiator, fitted wardrobes, door to en suite

En Suite

Obscure double glazed UPVC window to side elevation, modern suite comprising of WC with duel flush, circular wash hand basin with chrome mixer tap above set upon a high gloss vanity unit, bath with central mixer tap, inset shower cubicle with glazed door, luxury wood effect vinyl floor, half tiled walls, heated towel rail

Bedroom Two

11' 1" x 13' 4" (3.38m x 4.06m)

UPVC double glazed window to the rear elevation overlooking the coast and sea views, fitted wardrobes, radiator, luxury wood effect vinyl flooring, and door to en suite

En Suite

UPVC obscure double glazed window to rear, modern suite comprising of wash hand basin with mixer tap above, low level WC with duel flush, inset shower cubicle with shower over and glazed door, radiator, luxury wood effect vinyl flooring

Bedroom Three

11' 8" x 11' 1" (3.56m x 3.38m)

UPVC double glazed window to front elevation, radiator, luxury wood effect vinyl flooring



Bedroom Four

10' 9" x 11' 5" (3.28m x 3.48m)

UPVC double glazed window to rear elevation, radiator, luxury wood effect vinyl flooring

Bedroom Five

9' 4" x 8' 6" (2.84m x 2.59m)

UPVC double glazed window to front elevation, luxury wood effect vinyl floor, and radiator

Bathroom

UPVC double glazed obscure window to rear elevation, modern suite comprising of wash hand basin, low level WC with duel flush, bath with central mixer tap. Inset shower cubicle with shower above and glazed bi fold doors, luxury wooden effect vinyl flooring, radiator

External Front

The front of the property is laid to lawn with a shrub border, a paved pathway offering access to the front door. A double with driveway ahead of a detached double garage which benefits from power and lighting and two up and over garage doors, a small paved area offers access between the side elevation and garage via a gate onto the enclosed rear garden. There is also a small children's play area on the development for use by the residents that would be for A young family.

External Rear

A generous sized, landscaped, Southerly facing rear garden with envious views of the sea and coast. The garden is mostly laid to lawn with an array of shrubbery and trees forming a boundary besides a featheredge fence line. The attractive resin patio area offers an ample space for table and chairs perfect for el fresco dining or just for relaxing and taking in the wonderful views. There is also an elevated platform ready to house a hot tub and a garden shed.





Total area: approx. 179.4 sq. metres (1930.6 sq. feet)

52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: B

Property Ref:SDV301255 - 0002



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