



## Somerset View, Ogmore-By-Sea

**£475,000**

- Individually styled, upside-down home featuring 3 bedrooms, an ensuite bathroom, separate shower room, and a garden-level utility room
- Spacious open-plan kitchen/living/dining area with wood-burning stove, bi-folding doors, Juliet balconies, and panoramic sea views across the Bristol Channel.
- Beautifully landscaped rear lifestyle garden, attached garage, driveway for 3 cars, and scope to extend (subject to planning).
- Just minutes from the Coastal Path.



 3  2  1



## About the property

This distinctive seaside property offers an alternative and modern lifestyle near the stunning Heritage Coastline. The ground floor features an entrance hallway, three bedrooms (including one with an ensuite bath and shower), a shower room, cloakroom, and a garden kitchen/utility room with access to the rear.

Upstairs, the spacious, light-filled open-plan living area maximises the spectacular views, with bi-folding doors opening to Juliet balconies. A feature wood-burning stove adds warmth and character to this impressive space.

Externally, the property has recently been repainted with weather proof paint. The rear garden has been fully landscaped to create a private, low-maintenance outdoor area ideal for entertaining and relaxation. To the front there is also a lawned garden, a driveway for multiple vehicles and an attached garage.





## Accommodation

### Entrance Hall

Entered via UPVC double glazed front door, doors leading to three bedrooms, shower room and opening to utility room. radiator, wood flooring, stairs leading to the first floor.

### Cloakroom

UPVC double glazed obscured window to side, WC, wash hand basin with tiled splash back, radiator, tiled floor.

### Bedroom One

13' 11" (max) x 11' 10" ( 4.24m (max) x 3.61m )

UPVC double glazed French doors overlooking the front garden and UPVC double glazed windows, upright radiator, door to ensuite, radiator.

### En Suite Bathroom

recently installed UPVC double glazed window to side, partially panelled walls and bath, shower cubicle with tiled surround, push button WC, wash hand basin, ladder style radiator, tiled flooring.

### Bedroom Two

11' 10" x 8' 8" ( 3.61m x 2.64m )

A further double room with UPVC double glazed window to rear overlooking the rear garden, radiator, carpeted.

### Bedroom Three

9' 10" x 7' 9" ( 3.00m x 2.36m )

UPVC double glazed French doors overlooking the rear garden, recess with hanging rail, radiator, wood flooring.

### Shower Room

Shower cubicle, wash hand basin, tiled walls and floor, chrome ladder style radiator.

### Utility Room

10' 11" x 2' 11" ( 3.33m x 0.89m )

Units to base and wall height, space and plumbing for a washing machine, space for a freezer, worktop inset with stainless steel sink and drainer, tiled splash back, UPVC double glazed window overlooking the rear garden, UPVC double glazed obscured door leading to the rear garden, radiator, tiled flooring.

### Kitchen/Dining/Living Room

23' 4" (Max) x 22' 2" ( 7.11m (Max) x 6.76m )

Fantastic open plan living space with far reaching sea views over the Bristol Channel and to Porthcawl and Swansea Bay.

### Kitchen Area

UPVC double glazed window overlooking the rear garden, units to base height, wooden worktop inset with sink and drainer, tiled splash back, space for range cooker with extractor hood over, integrated dishwasher, integrated fridge/freezer, wood floor.

### Dining Area

UPVC double glazed bi fold doors with glazed Juliette balcony, fantastic sea views, continuation of wood floor, radiator.

### Living Room Area

UPVC double glazed French doors with glazed Juliette balcony, fantastic sea views, continuation of wood floor, log burner, UPVC double glazed window to side.

### Front Garden

Mostly laid to lawn with flower beds, log store, fencing and walls to boundary, driveway for multiple cars, access to garage via up and over door, pathway to the rear of the property.

### Rear Garden

Landscaped tiered rear garden with decked and patio seating areas and space for a hot tub, glass balustrade, walls and fencing to boundaries, access to storage shed and garage.

### Garage

Accessed via up and over door to the front and door from the rear garden. Power and lighting, UPVC double glazed window to the rear.

## Floorplan



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