



## Minehead Close, £475,000

- Council Tax F
- Stunning 4-bed detached home with contemporary design and spacious entrance hall, close to the Beach in Ogmore by Sea
- Open-plan kitchen/dining area flows into extended sitting room with bi-fold doors to garden
- 4 bedrooms, family bathroom, and en



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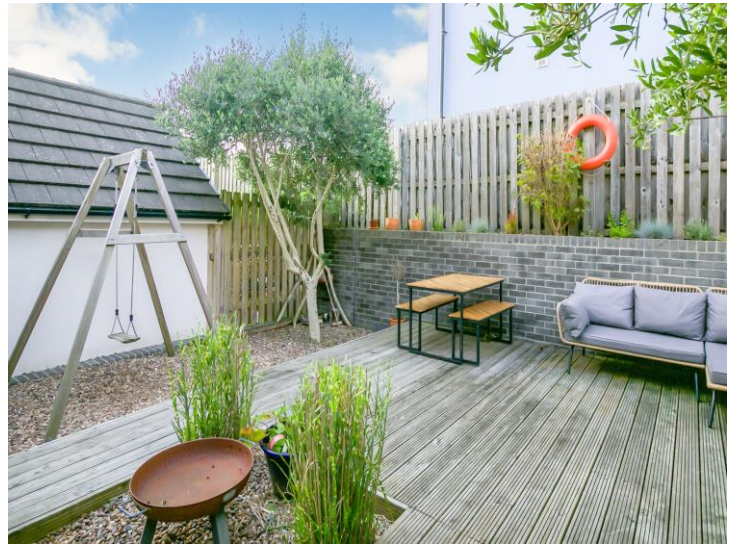


## About the property

Beautifully presented 4-bed modern detached family home in a quiet cul-de-sac in Ogmore By Sea, just a short walk from sandy beaches and coastal paths. Features an open-plan kitchen/dining/sitting room with bi-fold doors, Mediterranean garden, utility room, garage, and parking.







## Accommodation

### Entrance

A glass canopied entrance with a composite door leads into the;

### Hallway

Features a traditional spindled staircase with a hardwood rail leading to the first floor. The space is enhanced with a ceramic tiled floor and includes an understairs storage cupboard.

### Cloakroom

Contemporary white suite comprising a low-level WC and a corner pedestal wash basin with tiled splashback. The room is finished with a ceramic tiled floor, a frosted double-glazed window, and a door to a coat cupboard.

### Lounge

19' 4" x 11' 1" ( 5.89m x 3.38m )

The lounge has, a double-glazed box bay window fitted with blinds, and overlooks the front elevation.

### Kitchen / Dining /Family Room

19' 7" x 14' 6" max ( 5.97m x 4.42m max )

An impressive, bright and social space with a ceramic tiled floor and a white high-gloss range of fitted cupboards, complemented by oak block worktops. Features an inset one-and-a-half bowl sink with a mixer tap, a matching island unit, and a breakfast bar. Integrated appliances include a double oven, gas hob, extractor fan, and wine chiller. There is also space and plumbing for a dishwasher (available by separate negotiation). The room offers ample space for a large family dining table and seamlessly connects to the sitting room.

### Family Room

14' 10" x 10' 2" ( 4.52m x 3.10m )

Open plan to the kitchen / dining area and boasts matching ceramic tiled flooring with underfloor heating, Velux windows for added light, and powder-coated aluminium bi-folding doors that open to a Mediterranean-style garden.

### Utility Room

5' 3" x 4' 10" ( 1.60m x 1.47m )

The utility room features a ceramic tiled floor, a timber-effect worktop, and space for both a washing machine and a fridge/freezer. It also houses the concealed "Ideal Logic" mains gas central heating boiler and includes a door leading

## Floorplan



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