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Marine Drive, Ogmore-By-Sea, Bridgend. CF32 0PJ.

Guide price £650,000



- Enviably located detached coastal bungalow
- Highly desirable location offering views across the Channel
- · Three generous double bedrooms master with en-suite
- · Modern open plan living space with fantastic sea views
- Superbly presented & beautifully maintained throughout
- · Large frontage offering driveway & integral garage









Ref: PRA53424

Viewing Instructions: Strictly By Appointment Only







General Description

BEAUTIFULLY PRESENTED, SPACIOUS 3 DOUBLE BEDROOM DETACHED COASTAL BUNGALOW Edwards and Co are delighted to offer for sale this newly renovated home in Ogmore-by-sea. The property offers idyllic sea views and location with open plan accommodation, and ample driveway parking. This property offers modern living including a log burner fire and large picturesque windows leading to the enclosed south facing patio and green space.

Accommodation



Entrance Hall

Front door with obscured decorative stained glass, tiled flooring, radiator, wooden door to closet, double glass doors leading to reception room, Spotlights.



Reception Room Second Angle



Additional Picture

Wooden flooring, with tiled flooring section, spotlights, radiators, windows and door to rear aspect opening on to rear aspect, air con system.



Reception Room

Wood burner fire, wood flooring,



Dining Area

Wooden flooring, Windows to back aspect and sea view.



Kitchen

Tiled flooring, open plan, window to side aspect, leading into dining space, integrated oven and hob, space for other white goods, ladder style radiator, glass paned door to hallway, kitchen cupboards white with square edge counter tops.



Bathroom

Velux to ceiling, side window, ladder style radiator, spotlights, elevated bath, wash hand basin, W/C with inset flush, wooden flooring, partially wall tiled, wooden door.



Bedroom 1 with En Suite Bathroom

PVC window to front aspect, radiator, spotlights, carpet, obscured glass door to en-suite.



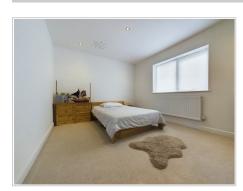
En Suite

Tiled flooring, tiled shower space, W/C with inset flush, floating wash hand basin with storage.



Hallway

Spotlights, tiled flooring, doors to all rooms.



Bedroom 2

PVC Window to side aspect, radiator, spotlights, carpet.



Bedroom 3

Velux window to ceiling, spotlights, carpet, PVC sliding door to courtyard seating area.



Courtyard

Stone area, patio slabs.



Garden

Large lawn area, stone patio area, decorative trees, flower beds with mature shrubs and bushes, double height to external walls.



Rear Garden 1



Patio Sitting Area

Stone patio sitting area, stairs leading to lawn area , glass panelled boarder - breathtaking views across the sea. $\,$



Rear Garden 2

Services

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.