



Crompton Way, Ogmore By Sea offers over £350,000

- Stunning Bristol Channel views to the rear
- Well-presented three bedroom home in a sought-after coastal setting
- Spacious lounge/dining room with doors opening onto the garden
- Kitchen/breakfast room ideal for everyday living and entertaining
- Principal bedroom with en suite shower room
- Further double bedroom, single bedroom and family bathroom
- Lawned and patio rear garden designed to maximise the coastal outlook
- Driveway parking for two vehicles and easy access to scenic walking routes and outdoor pursuits
- EPC Rating: Awaited



 3
  2
  1



About the property

Positioned to take full advantage of its stunning Bristol Channel backdrop, this well presented three bedroom home offers an enviable coastal lifestyle combined with comfortable, modern living. The spacious lounge/dining room provides the perfect place to relax or entertain, with doors opening onto the rear garden and framing the spectacular views beyond. A kitchen/breakfast room creates a sociable hub for everyday life, while a cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys the added luxury of an en suite shower room, complemented by a further double bedroom, single bedroom and a family bathroom.

Outside, the rear garden has been designed for both relaxation and entertaining, featuring lawned and patio areas that make the most of the far-reaching Bristol Channel views. With driveway parking for two vehicles and a network of scenic coastal and countryside walks close by, this is a home perfectly suited to those seeking a relaxed lifestyle in a picturesque coastal setting.



Hallway

Accessed via composite front door, doors leading to cloakroom, Kitchen, lounge/ dining room. Storage cupboard, stairs leading to the first floor. Radiator, wood flooring.

Cloakroom

Push button WC, wash hand basin with tiled splash back, radiator.

Lounge / Dining Room

15' 1" x 14' 7" (4.60m x 4.45m)
A bright room with UPVC double glazed French doors with side panels leading to the rear garden, space for a dining table and chairs, radiator and wood flooring.

Kitchen / Breakfast Room

12' 2" x 8' 1" (3.71m x 2.46m)
Units to base and wall height, wood effect worktops inset with stainless steel sink and drainer, tiled splash backs. Integrated oven with four ring gas hob and extractor hood over. UPVC double glazed window to front, radiator, wood effect flooring. Space for breakfast bar.

First Floor Landing

Doors leading to three bedrooms and bathroom, storage cupboard, carpeted.

En Suite

Shower cubicle, push button WC, wash hand basin with cupboard below and tiled splash back, radiator.

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)
UPVC double glazed window to rear with coastal views, door to ensuite, radiator, carpeted.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)
A further double bedroom with UPVC double glazed window to rear, radiator, carpeted.

Bedroom Three

8' 11" x 6' 3" (2.72m x 1.91m)
UPVC double glazed window to rear with coastal views, radiator, carpeted.

Bathroom

UPVC double glazed window to front, bath with tiled surround, pedestal wash hand basin with tiled splash back, radiator.

Front Exterior

Small frontage laid to stone, driveway for two cars to the side of the property.

Rear Garden

Laid to lawn and patio with fantastic far reaching coastal views, fencing to boundary, gate leading to the front of the property.

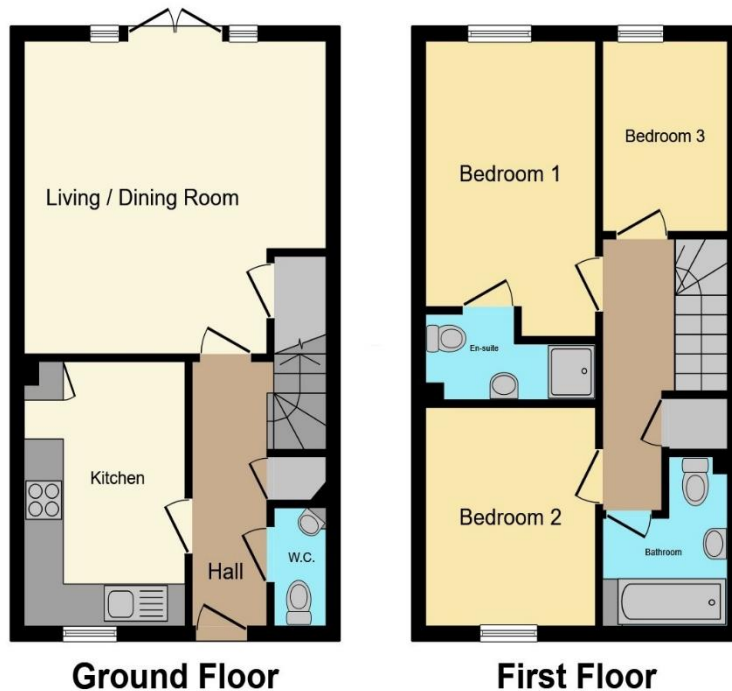
Additional Information

A monthly maintenance fee of £17.56 is paid to Greenbelt Management company who maintains the public open spaces and children's play areas. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01446 772857

enquiries@pablack.co.uk

Floorplan



Total floor area 76.7 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

