



Crompton Way, Ogmore-by-Sea, Bridgend.
CF32 0QF

£550,000



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IMMACULATE four DOUBLE BEDROOM DETACHED home comprising lounge, downstairs WC, open plan kitchen/breakfast room, dining room, SUN LOUNGE, utility, four double bedrooms with ENSUITE to master, family bathroom, SINGLE GARAGE, OFF ROAD PARKING and enclosed SOUTH FACING rear garden. Viewing essential!

£550,000 - Freehold

- Immaculate "show home condition" detached house
- Extended with a garden room to the rear
- Open plan kitchen/breakfast/dining
- High end finishes throughout
- Four double bedrooms/ EPC - B, Council tax band - F
- Large detached single garage/ Ample off road parking



DESCRIPTION

Introducing this beautifully presented four double bedroom detached home situated on a sought after development within five minutes walk of the Glamorgan Heritage Coast at Ogmores By Sea. The property has been greatly improved by the current owners with the addition of a good sized sun lounge to the rear, upgraded kitchen and superb decor throughout. The property benefits from a South facing enclosed rear garden, generous car parking to the side and is ideal for a growing family or those who need office space to work from home close to the seafront. Viewing is essential.

ENTRANCE

Via part opaque glazed composite door into the entrance hall finished with emulsions ceiling and walls, skirting and a luxury vinyl floor. Fitted storage cupboard housing electric box and security system (CCTV installed throughout the property).

DOWNSTAIRS W.C.

Ceiling mounted extractor, emulsions ceiling and walls with half height ceramic tiles and ceramic tiles to the floor. Two piece suite in white comprising WC and a corner wash hand basin with a chrome mixer tap.

STUDY (7' 7" x 7' 1") or (2.30m x 2.15m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsions ceiling and walls with one feature papered wall, skirting and a luxury vinyl floor.

LOUNGE (20' 6" max x 12' 2") or (6.25m max x 3.70m)

Overlooking the front of the property via a PVCu double glazed box bay window with fitted Venetian blind and finished with two central light pendants, emulsions ceiling and walls, skirting and a luxury vinyl floor. Freestanding fire surround with wooden mantel to remain if required. Door through into the dining.

OPEN PLAN KITCHEN/BREAKFAST ROOM (10' 2" x 16' 9") or (3.10m x 5.10m)

Fitted storage cupboard.

The kitchen overlooks the rear via a PVCu double glazed window with a fitted Venetian blind and finished with emulsions ceiling and walls, skirting and a luxury vinyl floor. A range of low level and wall mounted kitchen units with a complementary roll top work surface, inset one and a half basin sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and overhead extractor hood and metro ceramic tiles to the splash back. Integrated fridge, freezer and dishwasher. Vertical modern contemporary mirror and ample space for dining table and chairs. Square arch way through into dining. Large archway through into the open plan sun lounge. Access to utility.

DINING ROOM (10' 8" x 8' 10") or (3.25m x 2.70m)

Overlooking the rear garden via PVCu double glazed sliding patio doors and finished with emulsions ceiling and walls, skirting and a continuation of the luxury vinyl floor.

SUN LOUNGE (9' 6" x 11' 2") or (2.90m x 3.40m)

Benefiting from floor to ceiling glazing on three aspects and PVCu double glazed sliding patio doors leading onto composite decking area. Perfect fit Venetian blinds to remain. Apex ceiling with recessed LED spot lights and a continuation of the luxury vinyl floor.



UTILITY

Ceiling mounted extractor, emulsioned ceiling and walls, skirting and luxury vinyl floor. PVCu glazed door leading out to the side driveway with a perfect fit Venetian blind. Matching low level and wall mounted kitchen units with roll top work surface and ceramic tiles to the splash back. Space and plumbing for automatic washing machine and space for tumble. Wall mounted cupboard housing ideal logic heat H15 gas fired boiler (annually serviced).

FIRST FLOOR LANDING

Via stairs with fitted carpet and glass and solid oak balustrade. Access to loft, large storage cupboard housing the hot water tank and shelving.

BEDROOM 1 (11' 10" x 12' 10") or (3.60m x 3.90m)

Benefiting from dual aspect natural light via two PVCu double glazed windows to the front with fitted Venetian blinds and one frosted PVCu glazed window to the rear. Emulsioned ceiling and walls with one feature papered wall, large double wardrobe with sliding mirrored doors to remain, skirting and fitted carpet.

EN-SUITE

Extractor fan, central light fitting, emulsioned walls, skirting and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and large walk in shower with sliding glazed doors housing a plumbed shower and ceramic tiles to all splash back areas.

BEDROOM 2 (14' 1" x 12' 4") or (4.30m x 3.75m)

Overlooking the front via a PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, large double wardrobe with sliding doors to remain, further fitted storage cupboard, skirting and fitted carpet.

BEDROOM 3 (10' 6" x 10' 10") or (3.20m x 3.30m)

Emulsioned ceiling and walls with one feature papered wall, PVCu double glazed window with a fitted Venetian blind overlooking the rear, large double wardrobe with sliding doors to remain, skirting and fitted carpet.

BEDROOM 4 (10' 4" x 9' 10") or (3.15m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BATHROOM

Central light fitting, ceiling mounted extractor, PVCu frosted glazed window to the rear, emulsioned ceiling and walls with a half height ceramic tile to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and vanity shelf with storage below, bath with waterfall tap and shower attachment.



OUTSIDE

Enclosed South facing rear garden laid to composite decking, laid with perimeter raised beds and a porcelain tiled patio with a freestanding summer house with power and light, double doors and floor to ceiling glazed windows with fitted Venetian blinds. Side access to the front of the property.

Block paviour driveway to the front of the property.


GARAGE

Detached single garage with electric up and over door and power installed.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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