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40 Crompton Way, Ogmore-by-Sea

Bridgend

£499,950

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Ogmore-by-Sea, Bridgend

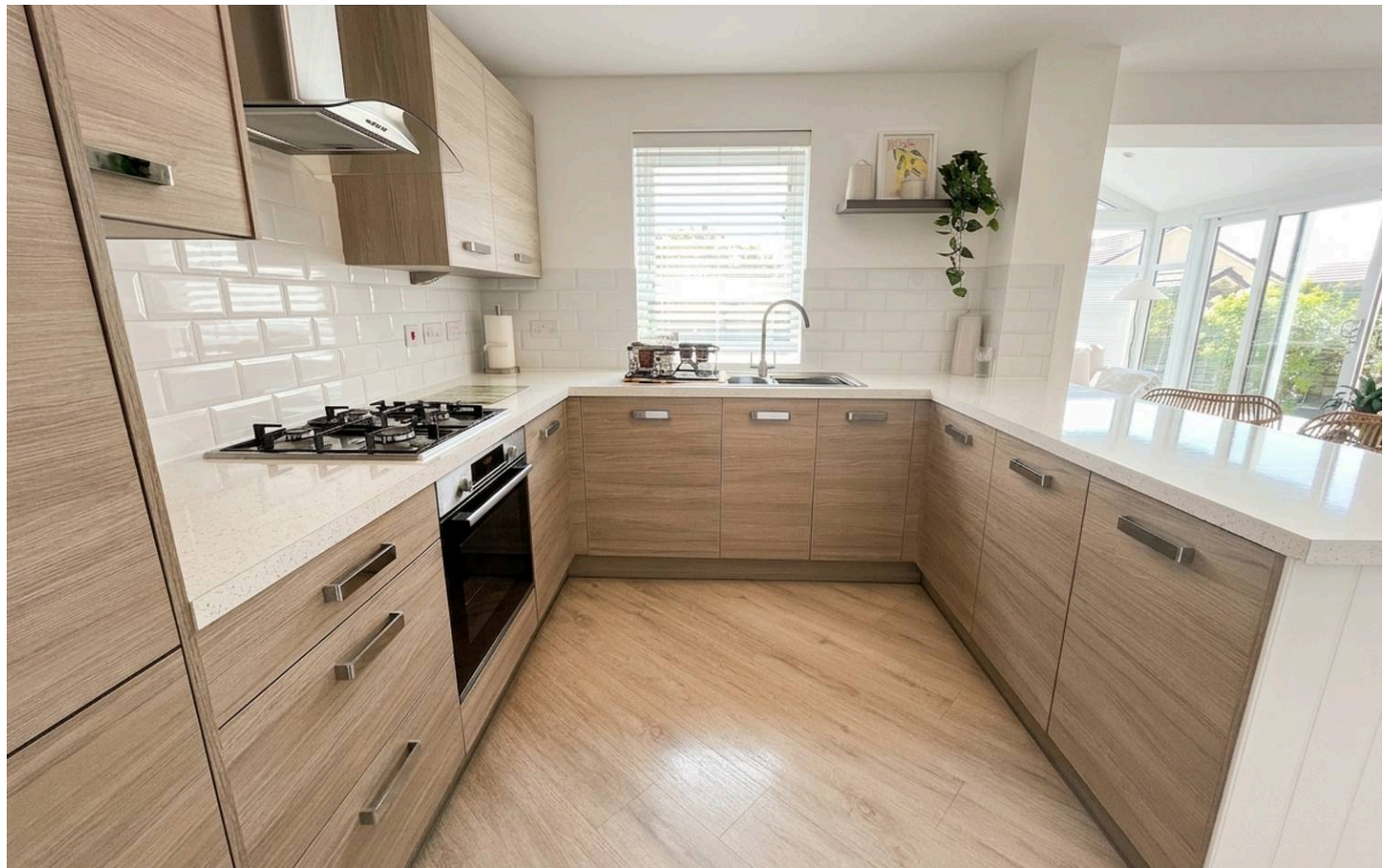
Beautifully presented 4-bedroom detached home in sought-after Ogmore-by-Sea, featuring spacious living, a landscaped garden and premium finish, within the Cowbridge Comprehensive catchment. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented four-bedroom detached family home in the highly sought-after coastal village of Ogmore-by-Sea.
- Located within the Cowbridge Comprehensive School catchment area.
- Spacious and versatile living accommodation, including a dedicated study/home office with bespoke fitted desk.
- Modern open-plan kitchen, dining and family room with integrated appliances and direct garden access.
- Bright and comfortable living room with double doors connecting to the dining area.
- Generous principal bedroom with contemporary en-suite, plus three further well-proportioned double bedrooms.
- Landscaped, low-maintenance rear garden featuring composite decking, artificial lawn, seating areas and a detached garden room with power.
- Driveway parking for two vehicles, single garage with electric door, and easy access to beaches, countryside walks, local pubs, cafés and village amenities.



To the front of the property, a tandem driveway provides off-road parking for two vehicles and leads to a single garage with power, lighting, and an electric up-and-over door. A pathway leads to the composite front entrance door.

The welcoming **HALLWAY** benefits from useful storage and provides access to a convenient **CLOAKROOM/WC** fitted with a wash hand basin and low-level WC. There is also a **STUDY/HOME OFFICE** positioned to the front of the property, complete with a bespoke fitted desk, making it ideal for those working from home.

The **LIVING ROOM** is a bright and comfortable reception space with oak-effect flooring and a front-facing window that allows plenty of natural light to flood the room. Double doors lead through to the **DINING ROOM**, creating a pleasant flow between the principal living spaces.

To the rear of the property is the **KITCHEN, DINING, and FAMILY AREA**, offering an excellent space for modern family living. The kitchen is fitted with a range of contemporary light-grey wall and base units with complementary work surfaces and integrated appliances, including a fridge, freezer, and dishwasher. The dining and seating areas enjoy views over the rear garden, with sliding patio doors providing direct access outside.

A separate **UTILITY ROOM** offers additional storage and workspace, together with plumbing for a washing machine and tumble dryer, and provides side access to the driveway.

The first floor is accessed via a staircase featuring an attractive oak and glass balustrade. The landing provides access to a useful storage cupboard and the loft space.

The **PRINCIPAL BEDROOM** is a generous double room with fitted blinds and the benefit of a modern **EN-SUITE SHOWER ROOM**.

BEDROOM TWO is a spacious double room with fitted wardrobes, while **BEDROOMS THREE** and **FOUR** are both well-proportioned doubles, offering flexible accommodation for family members or guests.

Completing the first floor is the **FAMILY BATHROOM**, fitted with a white suite comprising a panelled bath, wash hand basin set within a vanity unit, low-level WC, and heated towel radiator.

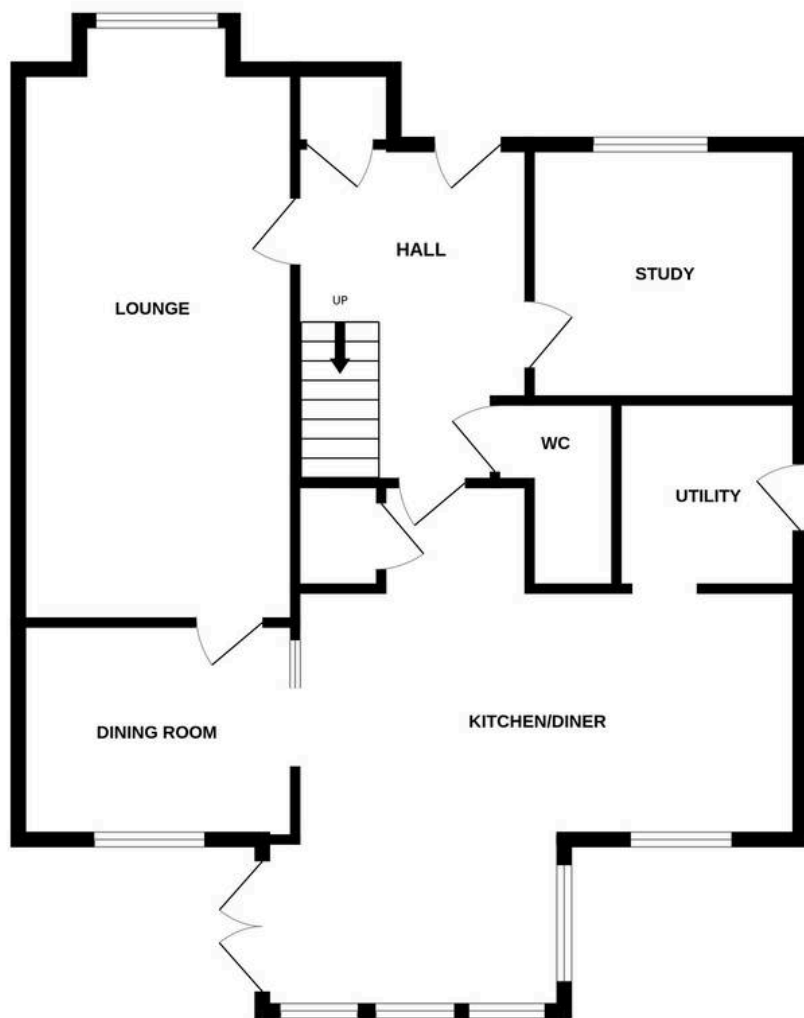
The rear garden has been landscaped for ease of maintenance and enjoys an attractive combination of composite decking, artificial lawn, and seating areas. A feature water installation adds character, while gated side access, an outside tap, and external lighting further enhance the space.

A particular feature of the garden is the detached garden room, complete with power and lighting, offering excellent versatility as a home office, gym, or hobby room.

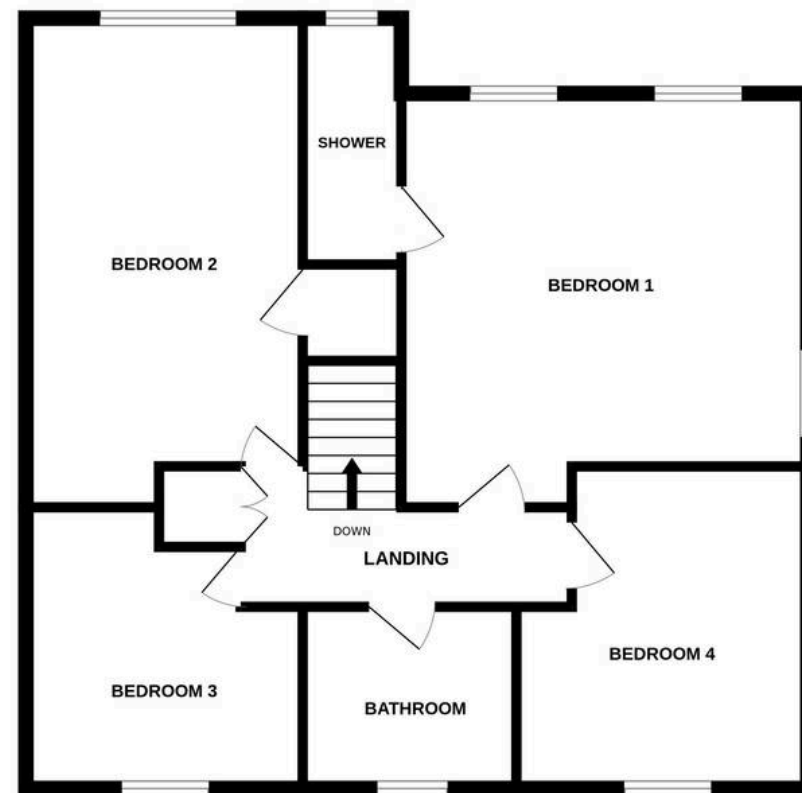




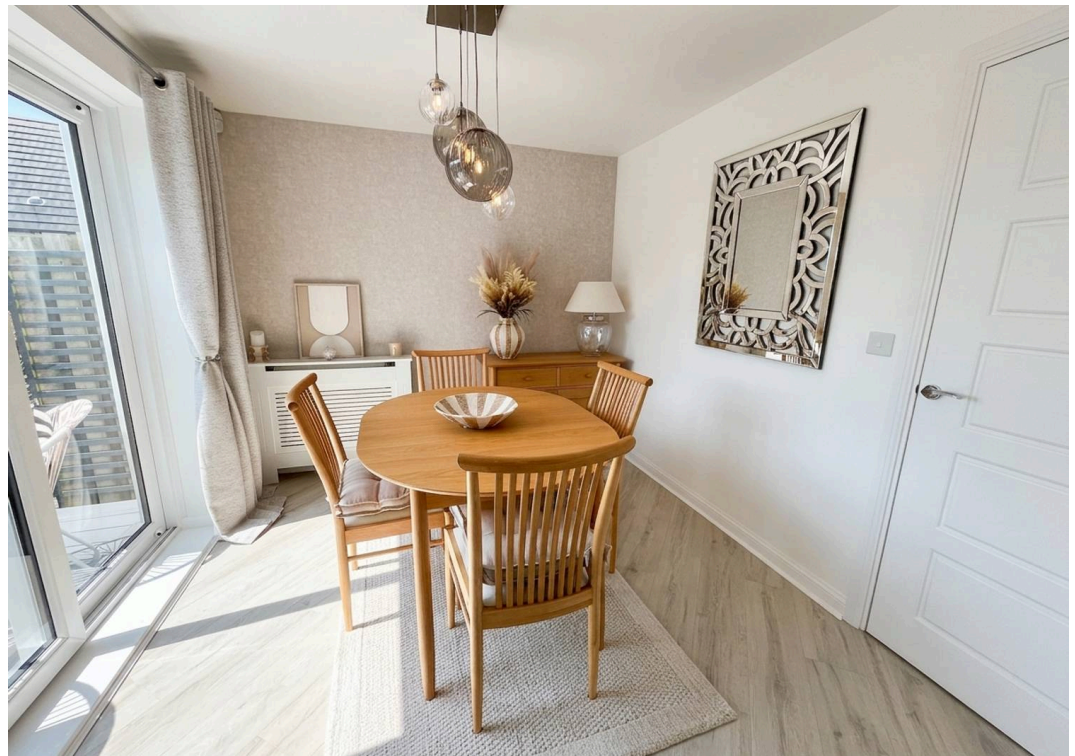
GROUND FLOOR



1ST FLOOR



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