



THE MOORECROFT
5 BED DETACHED
£475,000
FLOORING INCLUDED
5 YEAR WARRANTY
Call the Sales Office 01984 611111
PAYTON JEWELL CAINES

The Moorecroft Ocean View, Main Road, Ogmore-by-sea, Bridgend. CF32 0PW

£475,000

 PAYTON
JEWELL
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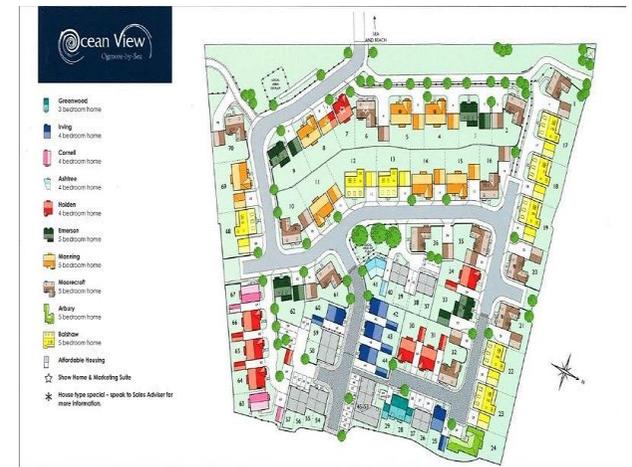
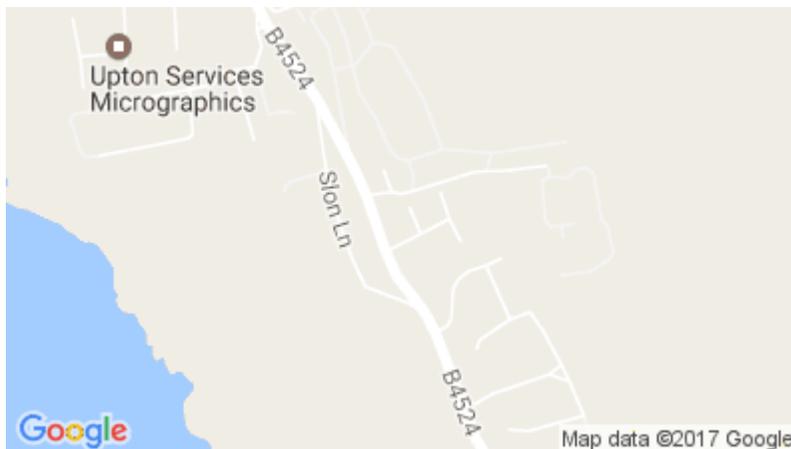
The Moorecroft Ocean View, Main Road, Ogmore-by-sea, Bridgend. CF32 OPW

PART EXCHANGE AVAILABLE

BRAND NEW - A beautiful three storey, five bedroom detached family home within walking distance to the coast! A fantastic house for a growing family, located within the highly residential location of Ogmore-by-Sea. (Plot 32).

£475,000

- BRAND NEW: Five bed three storey detached
- Modern Kitchen with dining room
- Lounge with french doors/plus study
- All bedrooms of a double size
- Double garage / ample off-road parking
- SUPERB COASTAL LOCATION



DESCRIPTION

With flowing living spaces set over three floors, tied together by a consistently stylish design, the Moorecroft is a beautiful family home.

The bright and airy ground floor kitchen features dining and utility areas, leading to the rear garden via French doors. The lounge also boasts its own set of French doors and a bay window. A separate study (or playroom) and bay-fronted dining room complete the ground floor.

The first floor offers a master bedroom with full en-suite and balcony, three further double bedrooms and a family bathroom.

A further double bedroom with en-suite, dressing room and a cosy den are located on the second floor.

LOUNGE (18' 0" x 14' 1") or (5.49m x 4.29m)

KITCHEN/BREAKFAST/CONSERVATORY (12' 7" x 14' 2") or (3.84m x 4.31m)

DINING ROOM (13' 5" x 10' 4") or (4.10m x 3.15m)

STUDY (9' 4" x 9' 5") or (2.84m x 2.86m)

UTILITY (7' 11" x 5' 7") or (2.42m x 1.71m)

W.C. (5' 10" x 32' 9") or (1.77m x 9.98m)

FIRST FLOOR

BEDROOM 1 (14' 1" x 19' 3") or (4.29m x 5.87m)

EN-SUITE (7' 3" x 8' 3") or (2.22m x 2.52m)

BEDROOM 3 (13' 0" x 9' 4") or (3.95m x 2.85m)

BEDROOM 4 (12' 4" x 8' 11") or (3.77m x 2.71m)

BEDROOM 5 (12' 3" x 9' 2") or (3.74m x 2.79m)

BATHROOM (8' 10" x 6' 11") or (2.69m x 2.12m)

SECOND FLOOR

BEDROOM 2 (17' 10" x 15' 9") or (5.43m x 4.79m)

SNUG (9' 8" x 14' 10") or (2.94m x 4.52m)

EN-SUITE (4' 8" x 7' 6") or (1.43m x 2.28m)



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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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.



www.pjchomes.co.uk

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