

Ewenny Road,
Bridgend,
Bridgend County.
CF31 3LN

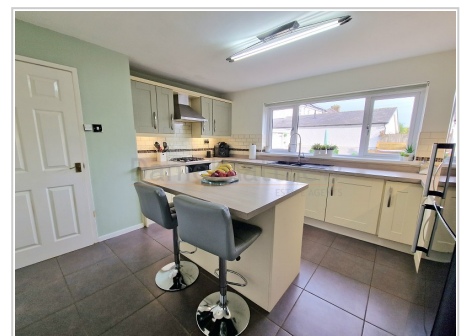
330,000



- Four Double Bedroom Semi Detached
- Popular Location
- Within 10 Minute Drive Of Ogmore Beach
- Two Reception Rooms
- Off Road Parking and Garage
- Great Size Family Home
- Benefits from a brand new roof and was re-rendered in 2021.
- Recently Renovated Throughout
- Call To arrange an Appointment

Ref: PRA10336

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Ewenny is a sought-after residential area located in close proximity to Ogmores by Sea beach, known for its beautiful coastal scenery. In this area, you can find a charming four-bedroom semi-detached house offering comfortable living spaces. The house boasts a generous size, providing ample room for a family or individuals seeking extra space. Each of the four bedrooms is well-proportioned and can accommodate various furniture arrangements. This allows for flexibility in creating personalised living spaces or utilising the rooms for other purposes such as home offices or guest rooms. One of the notable features of this property is its off-road parking facility. Additionally, the house comes with a garage, further adding to the parking capacity and providing additional storage space. Overall, this four-bedroom semi-detached house in Ewenny offers comfortable living spaces, off-road parking, and the convenience of a garage. Its close proximity to Ogmores by Sea beach makes it an ideal choice for those who enjoy coastal living and outdoor activities.

Accommodation



Entrance

Enter via composite door to hallway, comprising textured ceiling, plain walls, tiled flooring, stairs leading to gallery style landing, doors leading to all ground floor rooms.



Lounge (16' 01" x 11' 00") or (4.90m x 3.35m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.



Sitting room (14' 03" x 11' 10") or (4.34m x 3.61m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator.



Kitchen

UPVC double glazed window to rear aspect. Matching wall, base units and central island with complimentary work surface and upstands, tiled splashback, integrated hob and oven with extractor hood over, composite sink/drainage, integrated dishwasher. Space for fridge/freezer, radiator, tiled flooring.



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, textured ceiling, plain ceiling with tiled splash back, tiled flooring, low level WC, wash hand basin with vanity unit, modern heated towel rail.



Utility Room

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Base units with larder style storage cupboard, stainless steel sink/drain, plumbing for washing machine, space for tumble dryer, tiled flooring

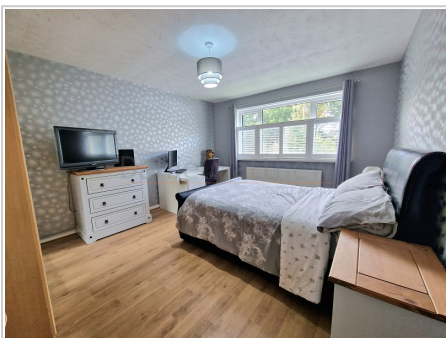
Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (16' 01" x 11' 04") or (4.90m x 3.45m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature wall, built in wardrobes, wood flooring, radiator.



Bedroom Two (14' 02" x 11' 10") or (4.32m x 3.61m)

UPVC double glazed window to front aspect, textured ceiling, plain walls with feature walls, built in wardrobes, laminate flooring, radiator.



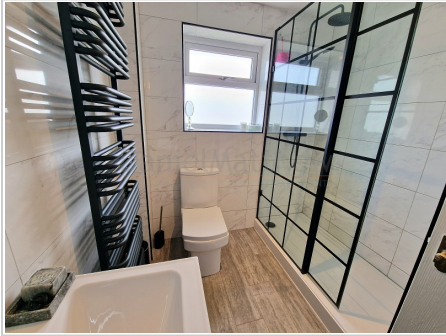
Bedroom Three (12' 07" x 11' 10") or (3.84m x 3.61m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with feature walls, built in wardrobes, carpet flooring, radiator.



Bedroom Four (10' 07" x 10' 04") or (3.23m x 3.15m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, plain ceiling, fully tiled walls, low level WC, wash hand basin with vanity unit beneath, walk in shower (however could be reverted back to panelled bath if needs be) heated towel rail.



Outside

Front - Wall boundaries, laid to lawn, side access to rear garden.

Rear - Wall and fenced boundaries, laid to lawn, raised decking, patio area.

Garage

Electric roller shutters, power and lighting, personal door leading to rear garden. Off road parking, electric charging point with isolator.

VENDOR COMMENTS

Works completed at property
Re-rendered 2021
New windows and doors 2021
Roof re-feltd and new batons
Refitted Kitchen and bathroom
Decor throughout

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

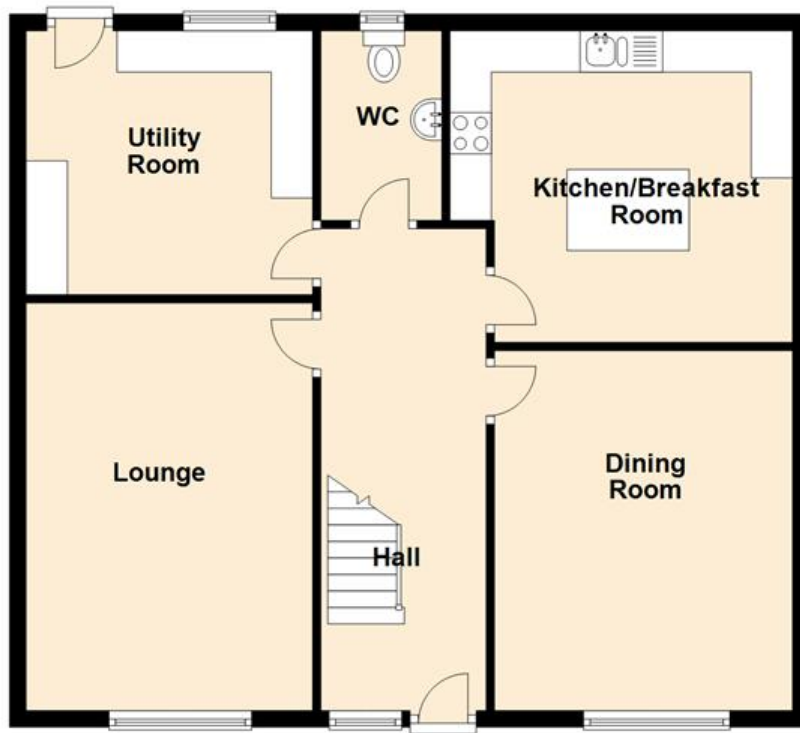
Band E

Deposit: NOT KNOWN



Ground Floor

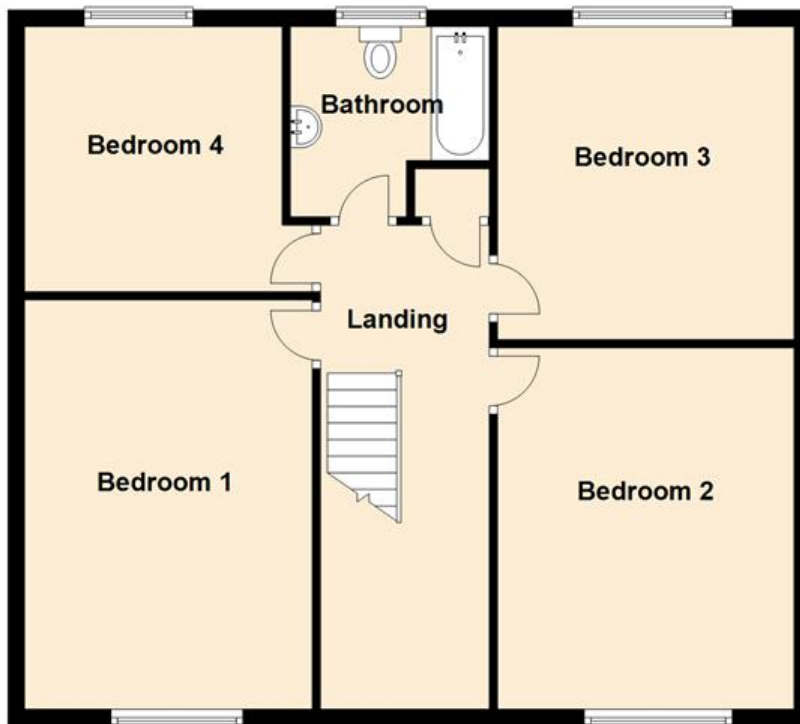
Approx. 76.3 sq. metres (820.9 sq. feet)



Total area: approx. 152.5 sq. metres (1641.8 sq. feet)

First Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.